Karen Johnson Davidson County
Batch# 981869 DEEDWARR
03/17/2023 12:16:30 PM 3 pgs
Fees: $18.00 Taxes: $2,553.00
20230317-0019471

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TENNESSEE)
County of DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is: $690,000

Affiant Signature

Subscribed and sworn to before me on this the 14 Day of MARCH, 2023

Notary Public

My Commission expires 7, 6, 2024

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

NAME AND ADDRESS OF PROPERTY OWNER:
Davis William Thrailkill and Abigail Ann Leofsky
5507A NEW YORK AVE
NASHVILLE, TN 37209
SEND TAX BILLS TO:
Davis William Thrailkill and Abigail Ann Leofsky
5507A NEW YORK AVE
NASHVILLE, TN 37209

MAP AND PARCEL NUMBER: Tax ID #: 09102060500

WARRANTY DEED

23NT00120

Effective the 14th Day of March, 2023 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Paige Baltuth FKA Paige L. Geiger, a married woman

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Davis William Thrailkill and Abigail Ann Leofsky, husband and wife

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 1414, Block 54 of Plan No. 2 of West Nashville, as shown on plat of record in Plat Book 57, Page 172 in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property as conveyed to Paige L. Geiger, a single woman by Warranty Deed from Nicholas C. Matala and Melissa Wilson, husband and wife, dated 11/15/2019 recorded 12/27/2019 in Book NA, Page NA, as Document Number 20191227-0134006, Register's Office for Davidson County, Tennessee. Paige L. Geiger having since married and is now known as Paige Baltuth. Neal Baltuth is joining conveyance for purposes of transferring marital rights.

This is an improved property commonly known as: 5507A New York Ave, Nashville, TN 37209-1426

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 14th day of March, 2023

Paige Baltuth
FKA Paige Geiger
Paige Baltuth FKA Paige L. Geiger

State of Tennessee}
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Paige Baltuth FKA Paige L. Geiger**, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 14th day of March, 2023.

Notary Public

My commission expires: 1/16/2024

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

Neal Baltuth
Neal Baltuth

State of Tennessee}
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Neal Baltuth**, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 14th day of March, 2023.

Notary Public

My commission expires: 1/16/2024

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

Please Return to:

Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

Certificate of Authenticity

I, ALLISON TAYLOR, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **March 14, 2023**.

Date

Affiant Signature

March 17, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **17** day of **March**, 20**23**.

Notary's Signature

My Commission Expires: 05/23/2023

Date

Notary's Seal (if on paper)

