Karen Johnson Davidson County
Batch# 998373 DEEDWARR
05/02/2023 08:19:30 AM 4 pgs
Fees: $23.00 Taxes: $1,376.40
20230502-0032238

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. File No. 37557-02-2023	STATE OF TENNESSEE 37557 COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $372,000.00. Affiant Subscribed and sworn to before me this 1st day of May, 2023. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Patti B. Sinclair 2640 Thornton Grove Blvd. Nashville, TN 37207	Simmons Bank 501 Main Street Pine Bluff, AR 71601	Map and Parcel No.: 050020C10200CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Brandon Baumeyer, a married man ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Patti B. Sinclair, a single woman ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2640 Thornton Grove Boulevard, Nashville, Davidson County, Tennessee 37207.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

And Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Sarah Baumeyer, wife of Brandon Baumeyer, joins in the execution of this instrument for the purpose of conveying all of her interest, marital or otherwise, in the subject property to Grantee.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 1st day of May, 2023.

GRANTOR:

Brandon Baumeyer

Sarah Baumeyer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brandon Baumeyer and Sarah Baumeyer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of May, 2023.

Notary Public
My Commission Expires:

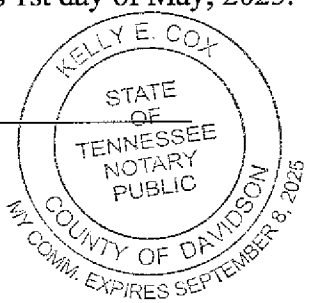


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 102 on the Plan of Final Plat, Thornton Grove PUD, Phase 1B & 1C, of record in Instrument No. 20200828-0097695, Register's Office for Davidson County, Tennessee, to which refernece is hereby made for a more complete description.

Being the same property conveyed to Brandon Baumeyer, unmarried man, by deed dated August 27, 2021 from NVR, Inc., a Virginia Corporation T/A Ryan Homes of record in Instrument No. 20210831-0117217, Register's Office for Davidson County, Tennessee. Brandon Baumeyer having since married.

This conveyance is made subject to:

1. State, County, and City taxes for the year 2023 and subsequent years, a lien, not yet due and payable, which have been prorated and assumed by Grantee.
2. Declaration of Covenants, Conditions, and Restrictions for Thornton Grove, of record in Instrument No. 20200608-0058652, amended in Instrument No. 20201209-0143747, Register's Office for Davidson County, Tennessee.
3. Easement for ingress and egress to and from a highway, a drainage easement and a temporary construction easement set out in Book 5992, Page 654, Register's Office for Davidson County, Tennessee.
4. TVA Easement of record in book 3068, Page 480, Register's Office for Davidson County, Tennessee.
5. 50 foot wide easement of record in Book 6199, Page 554, Register's Office for Davidson County, Tennessee.
6. Mutual Grant and Declaration of Easements of record in Book 6199, Page 559, Register's Office for Davidson County, Tennessee.
7. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20150908-0091176 and Instrument No. 20190906-0090115, Register's Office for Davidson County, Tennessee.
8. Declarations of Restricitons and Covenants for Stormwater Facilities and Systems of record in Instrument Nos. 20190408-0031669, 20190812-0080087, and 20200917-0106622, Register's Office for Davidson County, Tennessee.
9. Subject to rights of others in and to the common areas and/or elements.
10. All matters appearing on the Plan of record as Instrument No. 20200828-0097695, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, George Mudter, 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 5/1/23 (date of document).

Affiant Signature

5/1/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1 day of May, 2023.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 10/2/23

NOTARY'S SEAL

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY