Karen Johnson Davidson County
Batch# 1008658 DEEDWARR
05/30/2023 09 35 19 AM 2 pgs
Fees $13 00 Taxes $3,108 00
20230530-0040330

This Instrument Prepared by and Return to
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSE
COUNTY OF Willi

Actual consideration or value, whichever is greater is $840,000 00

Affiant

Subscribed and sworn before me this the 26 day of May, 2023

Notary Public
My commission expires 9/21/26

CAVAN MCCANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner	Send Tax Bill to	Tax Information
Adam Guth and Khrystyne Baltodano	Pinnacle Bank	061-08-0 087 00
4701 Lovewood Drive	150 3rd Ave S, Suite 1000	
Nashville, TN 37216	Nashville, TN 37201	

For and in consideration of the sum of ten and no/100 dollars ($10 00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, BRIAN S POYNTER, AN UNMARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ADAM GUTH AND KHRYSTYNE BALTODANO, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows

Land in Davidson County, Tennessee, being Lot No 24 on the Plan of McGaughey Heights, Section Three, as shown on plat of record in Plat Book 1835, Page 120, as amended in Book 9466, Page 618, Register's Office for Davidson County, Tennessee to which plat reference is here made for a complete description thereof

Being the same property conveyed to Brian S Poynter, a single man, by deed dated 07/14/2006, from Margo Rolf, Devisee, Margo Rolf, Trustee of the Dhinie Mae Hawks Living Trust as to the interest of Joe E Hawks, Devisee, David Rolf, Devisee, Cara Rolf McQuown, Devisee, James A Rolf, Devisee, Peggy Vance, Devisee, and Lawanna Hudson, Devisee, under the Will of G Genevia Hawks, deceased, of record in Instrument No 20060718-0086169, Register's Office for said County

Also being the same property conveyed to G Genevia Hawks, an unmarried person, by deed dated 09/16/1994, from Carolyn E Buck Moore, of record in Book 9473, Page 126, Register's Office for said County The said G Genevia Hawks having since died on October 6, 2005 devising her Estate to the following parties Margo Rolf, Joe E Hawks, David Rolf, Cara Rolf, James Rolf, Peggy Vance and Lawanna Hudson See Last Will and Testament, # 05P1931

Subject to all Easements and Restrictions of record

THIS IS IMPROVED PROPERTY KNOWN AS 4701 Lovewood Drive, Nashville, TN 37216

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, successors and/or assigns, forever Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against 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 my hand this the 26 day of May, 2023

Brian S Poynter

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Brian S Poynter, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand and official seal this 26 day of May, 2023

My commission expires 9/21/26

Notary Public

