Karen Johnson Davidson County
Batch# 1011689 DEEDWARR
06/06/2023 09 59.25 AM 3 pgs
Fees $18.00 Taxes: $1,184 00
20230606-0042775

This instrument prepared by:
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STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $320,000.00

Jessica D. Puckett
Affiant

JENNIFER WEST
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me, this 1 **day of June, 2023.**

Notary Public
My commission expires: 10/23/23

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
CAMILLE BAUMGARDNER	Guaranty Home Mtg. Corp	175 04 0A 024.00CO
3906 PARKS RETREAT DRIVE	525 Tribble Gap Rd #1339	
ANTIOCH, TN 37013	Cummings, GA 30028	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10 00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ETHEL BEA BATTLE, INDIVIDUALLY, UNMARRIED, AS DEVISEE OF THE ESTATE OF GLENDA KEEF, DECEASED, JOINED BY ETHEL BEATRICE BATTLE, EXECUTOR OF THE ESTATE OF GLENDA GAIL KEEF, DECEASED,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **CAMILLE BAUMGARDNER AND DANIEL LOGAN BAUMGARDNER, A MARRIED COUPLE,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to- wit

LAND in Davidson County, Tennessee, being Unit No 9A on the Plan of Park Place Subdivision, Phase One, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq , as amended, Tennessee Code Annotated, as established by a Master Deed for Park Place Subdivision, Phase One, a Horizontal Property Regime with Private Elements, of record in Instrument No 20010214-0014161 Re-recorded in Instrument No 20010702-0069590 amended in Instrument O 20011019-0114191 Re-recorded in Instrument No 20011212-0136927 and further amended in Instrument No 20111115-0089064 and Instrument No 20190603-0052179, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto Reference is hereby made to the Plan of Park Place Subdivision, shown on Exhibit "A-2" to the Master Deed of record in Instrument No 20010214-0014161 Re-recorded in Instrument No 20010702-0069590 and Exhibit "E-1" to the Amendment to the Master Deed of record in Instrument No 20011019-0114191 Re-recorded in Instrument No 20011212-0136927, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit

Being the same property conveyed to Glenda G Keef, a single person, by Warranty Deed dated January 6, 2003, from Landmark Homes of Tennessee, Inc , of record in Instrument No 20030115-0006336, Register's Office for Davidson County, Tennessee The said Glenda G Keef being one and the same person as Glenda Keef and Glenda Gail Keef having died testate on September 7, 2022 Pursuant to the Last Will and Testament of Glenda Keef of record in Case No 22P2167, in

the Circuit Court of Davidson County, Tennessee (Probate Division), devised the subject property to Ethel Bea Battle being one and the same person as Ethel Beatrice Battle and Ethel Beatrice Battle was appointed Executor of the Estate of Glenda Keef

Conveyance of the above described property is subject to the following 1) The Plan of record as set out on Exhibit "A-2" to the Master Deed of record in Instrument No 20010214-0014161 Re-recorded in Instrument No 20010702-0069590 and Exhibit "E-1" to the Amendment to the Master Deed of record in Instrument No 20011019-0114191 Re-recorded in Instrument No 20011212-0136927, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein 2) Master Deed for Park Place Subdivision, Phase One, a Horizontal Property Regime with Private Elements of record in Instrument No 20010214-0014161 Re-recorded in Instrument No 20010702-0069590 and amended in Instrument No 20011019-0114191 Re-recorded in Instrument No 20011212-0136927, and further amended in Instrument No 20011115-0089064 and Instrument No 20190603-0052179, and By-Laws appended thereto, Register's Office for Davidson County, Tennessee 3) All matters shown on the Plan of record in Instrument No 20010129-0008516, Register's Office for Davidson County, Tennessee 4) Easement to the Tennessee Power Company of record in Book 435 Page 507, Register's Office for Davidson County, Tennessee 5) Restrictive Covenants contained in the Deed of record in Book 1493 Page 247, Register's Office for Davidson County, Tennessee 6) Right of Way Agreement to Nashville Gas Company of record in Book 5897 Page 191, Register's Office for Davidson County, Tennessee 7) Deed of Easements for sanitary sewer and drainage of record in Book 11491 Page 719 and Book 11539 Page 799, Register's Office for Davidson County, Tennessee 8) Stormwater Detention Agreement of record in Book 11672 Page 447, Register's Office for Davidson County, Tennessee 9) Subdivision Sign Easement of record in Instrument No 20070928-0115673 and Assignment of Easement of record in Instrument No 20071205-0140722, Register's Office for Davidson County, Tennessee 10) Taxes for the current year prorated and assumed by the Grantee

This property is improved property known as 3906 Parks Retreat Drive, Antioch TN 37013

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 assigns, forever Grantors covenant with Grantees that Grantors are lawfully seised 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 themselves, their heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their 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 1st day of June, 2023

Ethel Bea Battle

Ethel Bea Battle, Devisee under the Last Will and Testament of Glenda Keef

Ethel Beatrice Battle

Ethel Beatrice Battle, Executor of the Estate of Glenda Gail Keef

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Ethel Bea Battle, Devisee under the Last Will and Testament of Glenda Keef, and Ethel Beatrice Battle, Executor of the Estate of Glenda Gail Keef** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she/they executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee, this 1st day of **June, 2023.**

Notary Public

My Commission Expires: 09/07/26

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON