Prepared By & Return To:
Tennessee Title Services, LLC
547 North Mount Juliet Road
Mt. Juliet, TN 37122
SG-23-2053

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th day of June, 2023

Notary Public

Commission Expires: February 21, 2027

JAMES C. SMITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

Karen Johnson Davidson County
Batch# 1014416 DEEDWARR
06/13/2023 09 43 03 AM 2 pgs
Fees: $13 00 Taxes $2,590 00
20230613-0044900

Address of New Owner	Send Tax Bills To:	Map & Parcel
William S. Coe and Wendi J Coe 505 Barrywood Drive Nashville, TN 37220	All Western Mortgage, Inc. 8345 West Sunset Rd., Ste 380 Las Vegas, NV 89113	146-12-0-112.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Byrd Baggett, III and Jeanne Baggett, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William S. Coe and Wendi J. Coe, husband and wife, as joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Lot No. 216 on the Plan of Crieve Hall Estates, Section Two, as of record in Book 2133, page 45, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Byrd Baggett, III and Jeanne Baggett, husband and wife by Warranty deed from Richard B. Kahre and wife, Pamela Gayle Kahre of record in Instrument No. 20120120-0005699 Register's Office for Davidson County, Tennessee, dated January 13, 2012 and recorded on January 20, 2012.

THIS CONVEYANCE IS MADE SUBJECT TO. (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations, (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 505 Barrywood Drive, Nashville, TN 37220

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; and we so covenant with the 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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

Dated this the 9th day of June, 2023.

Byrd Baggett, III

Jeanne Baggett

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Williamson KW

On this 9th day of June, 2023, before me personally appeared Byrd Baggett, III and Jeanne Baggett, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed

Witness my hand, at office, this 9th day of June, 2023.

Notary Signature
My commission expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON