2023-0824

Karen Johnson Davidson County
Batch# 1044092 DEEDWARR
08/29/2023 02:37:30 PM 3 pgs
Fees: $18.00 Taxes: $814.00
20230829-0067756

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,000.00

Affiant

WARRANTY DEED

Subscribed and sworn to before me, this 22ND DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES: 6/22/26

(AFFIX SEAL)

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lucas D. Baughman and Josie Baughman, Husband and Wife	New Owner (NAME)	
507 Colony Trace Ct (ADDRESS)	(ADDRESS)	042-11-0B-093.00-CO
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Candy G. Finch, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Lucas D. Baughman and Josie Baughman, Husband and Wife, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Apartment Unit No. 507 of Heritage Village Condominiums created under Title 66, Section 27-101, et seq, as amended, Tennessee Code Annotated, and as established by a Master Deed & By-Laws of record in Book 4758, Page 179, and amended in Book 4808, Page 829, Book 5102, Page 383, Book 6380 Page 989 and further supplemented and amended in Book 6484, Page 287, Book 9654, Page 906 and Instrument No. 20040804-0093767, and amendment to By-Laws in Book 9256, Page 848 and Instrument No. 20031229-0183195, Register's Office for Davidson County, Tennessee. Reference is hereby made to the plat of Heritage Village Condominiums set forth as Exhibit "A" of said Supplement and Amendment to the Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Candy G. Finch, unmarried by Warranty deed from Cumberland Development Corporation of Mississippi, Inc., Successor Trustee for Heritage Village, a Joint Venture of record in Book 7207, page 759, Register's Office for Davidson County, Tennessee, dated April 16, 1987 and recorded on April 20, 1987. (

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 507 Colony Trace Ct, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

Witness my/our hand(s) this 22nd day of August, 2023.

WARRANTY DEED

(Continued)

Candy G. Finch

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Candy G. Finch, unmarried, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of August, 2023.

Notary Public

My Commission Expires: 7/8/2026

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 8/22/23 (date of document).

Affiant Signature

8/24/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 24th day of August, 2023

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
NOTARY SEAL
COUNTY OF WILLIAMSON