WARRANTY DEED

LINDSAY B. FATTAL NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 09/02/2024 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $389,900 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF SEPTEMBER, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

B-ELAM-23-393

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 1047464 **DEEDWARR**
09/07/2023 02:32 22 PM 2 pgs
Fees. $13 00 Taxes· $1,442 63

20230907-0070339

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	
Emily Erin Baugus and Katy Elizabeth Baugus	**Barrett Financial Group, L.L.C.**	
(NAME)	(NAME)	
393 S Downs Cir	**275 E Rivulon Blvd Suite 200**	**025-08-0A-082.00-CO**
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	**Gilbert, AZ 85297**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KENNETH DOWDY, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EMILY ERIN BAUGUS AND KATY ELIZABETH BAUGUS, WIFE AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 Lot No. 82 on the Plan of Final Plat of Parkview Preserve, Phase 1B of record in Plat at Instrument No 20190702-0064469, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Kenneth Dowdy, unmarried man by Special Warranty deed from NVR, Inc, a Virginia corporation T/A Ryan Homes of record in Instrument No 20210126-0011245 Register's Office for Davidson County, Tennessee, dated January 25, 2021 and recorded on January 26, 2021

This conveyance is subject to:
- Taxes for the year 2023, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 46 and Instrument No. 20130110-0003257 and Instrument No. 20190702-0064469, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20190503-0041704, amended in Instrument No. 20200108-0002728 and Instrument No. 20200706-0072345, Register's Office for Davidson County, Tennessee.
- Easement in favor of Metropolitan Government of Nashville and Davidson of record in Book 6113, Page 624, in the Register's Office for Davidson County, Tennessee.
- Homeowners Assessment of record in Instrument No. 20190418-0035627, in the Register's Office for Davidson County, Tennessee
- Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No 20180629-0062942, in the Register's Office for Davidson County, Tennessee
- Right of Way Easement of record in Book 2014, Page 308 and Book 3164, Page 487, in the Register's Office for Davidson County, Tennessee.
- Agreement of record in Book 3255, Page 507, in the Register's Office for Davidson County, Tennessee
- Ingress/Egress Easement of record in Instrument No. 20130118-0006195, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers of record in Book 5195, Page 443, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **393 S Downs Cir, Goodlettsville, Tennessee 37072**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 5th DAY OF SEPTEMBER, 2023

Kenneth Dowdy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KENNETH DOWDY, the within named bargainor, 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 5th of September, 2023.

Notary Public
My Commission Expires. _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212