THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF ~~Davidson~~** Wilson matter The actual consideration or value, whichever is greater, for this transfer is **$825,000.00**. **Affiant** Subscribed and sworn to before me, this **14th day of September, 2023**. **Notary Public** **My commission expires:**

Karen Johnson Davidson County
Batch# 1051196 DEEDWARR
09/18/2023 12:51:23 PM 2 pgs
Fees: $13.00 Taxes: $3,052.50
20230918-0073110

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2026

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kortni K. Businda and Brian Businda **4028 Brandywine Pointe Boulevard** **Old Hickory, TN 37138**	First Community Mortgage, Inc. 262 Robert Rose Drive, Murfreesboro, TN 37129	**064 03 0A 013.00** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Joe M. Baldwin and wife, Celia E. Baldwin**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Brian Businda and Kortni Businda, husband and wife**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 83, on the Plan of the Re-subdivision of Lots 82 and 83, Phase One, Section 1, Brandywine Pointe, (a Planned Unit Development) as shown by plat of record in Plat Book 8250, Page 30, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Joe M. Baldwin and wife, Celia E. Baldwin, by Warranty Deed from Thomas Jerrell Sutton and wife, Fern M. Sutton, of record in Instrument No. 20090210-0011502, in the Register's Office of Davidson County, Tennessee, dated February 06, 2009 and recorded on February 10, 2009.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (__) property known as **4028 Brandywine Pointe Boulevard, Old Hickory, TN 37138**.

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 in 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 **14th day of September, 2023.**

Joe M. Baldwin

Joe M. Baldwin

Celia E Baldwin

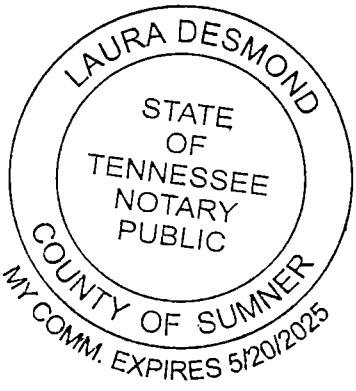
Celia E. Baldwin

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 14th day of September, 2023, before me personally appeared Joe M. Baldwin and Celia E. Baldwin, 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 14th day of September, 2023.

Notary Signature
My commission expires: 5/20/2025



HE-2023-198