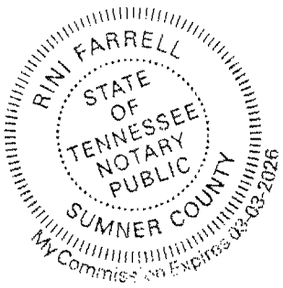
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $357,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF SEPTEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 03/03/2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
216 Centerview Drive, Suite 360, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Alexis R. Lang	Alexis R. Lang	**050-15-0-078**
(NAME)	(NAME)	Karen Johnson Davidson County
3232 Moorewood Drive	3232 Moorewood Drive	Batch# 1052965 DEEDWARR
(ADDRESS)	(ADDRESS)	09/22/2023 11:12:30 AM 4 pgs
Nashville, TN 37207	Nashville, TN 37207	Fees: $23.00 Taxes: $1,320.90
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20230922-0074617

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 considerations, the receipt of which is hereby ack**nowledged, I/we William L. Baugher Jr.**, hereinafter called the GRANTOR(S), has/have bargained and sold, and **by these presents do transfer and** convey unto **Alexis R. Lang, a single woman**, hereinafter called the GRANTEE(S), his/her/their 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. 229 on the Plan of Parkwood Estates, Section 2, of record in Book 3300, Page 5, amended in Book 3281, Pages 534, 535, and 536, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to William L. Baugher by Warranty Deed from John Chenault Sanders and Parkwood Homes, LLC, dated 03/06/2023, of record in Instrument No. 20230310-0017226, Register's Office for Davidson County, Tennessee. Land in Davidson County, Tennessee, being Lot No. 229 on the Plan of Section Two, Parkwood Estates, of record in Plat Book 3300, Page 5, amended in Book 3281, Pages 534, 535, and 536, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William L. Baugher, by Warranty Deed from John Chenault Sanders and Parkwood Homes, LLC, of record in Instrument No. 20230310-0017226, in the Register's Office of Davidson County, Tennessee, dated March 06, 2023 and recorded on March 10, 2023.

Being the same property conveyed to Lisa K. Parnell, unmarried, an undivided twenty-five percent (25%) interest as a tenant in common, by Quitclaim Deed from Parkwood Homes, LLC, a Tennessee limited liability company, of record in Instrument No. 20210324-0039013, in the Register's Office of Davidson County, Tennessee, dated March 17, 2021 and recorded on March 24, 2021.

The said Lisa K. Parnell died testate on May 30, 2022, devising subject property to John Chenault Sanders, as evidenced in File No. 22P-1417, Probate Court Clerk's Office for Davidson County, Tennessee.

Being the same property conveyed to Parkwood Homes, LLC, a Tennessee limited liability company, by Warranty Deed from William D. Freeman, Jr., Lisa K. Parnell and Patty L. Bearden, formerly known as Patty L. Bess as to an undivided one-fourth (1/4) interest each, and Carol J. Freeman and Marissa N. Freeman, as to an undivided one-eighth (1/8) interest each, of record in Instrument No. 20210324-0039012, in the Register's Office of Davidson County, Tennessee, dated March 17, 2021 and recorded on March 24, 2021.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 3232 Moorewood Drive, Nashville, TN 37207

(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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 21st day of September, 2023.

William L. Baugher Jr.

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William L. Baugher Jr., the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 31st day of August, 2023.

Notary Public:
My Commission Expires: 3/9/2027

John M. Wells
State of Tennessee
Notary Public
Davidson County

RETURN TO:
Stewart Title Company Tennessee Division
216 Centerview Drive, Suite 360
Brentwood, TN 37027

202309220074617

STATE OF TENNESSEE

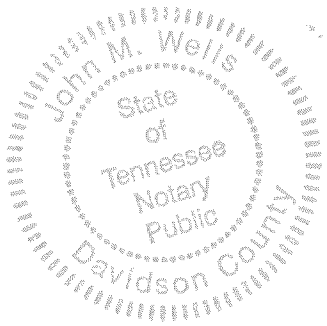
COUNTY OF WILLIAMSON

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared William L. Baugher, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself to be the within named bargainor(s) and who executed the foregoing instrument for the purposes therein set forth.

Witness my hand and official seal this the 21st day of September, 2023.

Notary Public

My Commission expires: 3/9/2027



TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Rini Farrell, 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 21 SEPTEMBER, 2023.

Custodian's Signature — 09/22/2023 date

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 22 day of SEPTEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 08/24/2027

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027