THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P23-6650-WE

Karen Johnson Davidson County
Batch# 1058343 DEEDWARR
10/05/2023 02 47 25 PM 2 pgs
Fees $13 00 Taxes $1,627 63

20231005-0078629

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 439,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF Oct, 23.

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

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

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS.	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric L. Kapitbahay and Dylani Laurente Guanco	Same as new owner	
749 Baugh Road		142-10-0-082.00
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Curtis L. Akers, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eric L. Kapitbahay and Dylani Laurente Guanco, husband and wife**

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. 8 on the Plan of Green Meadows, Section One, of record in Book 5050, page 92, Register's Office for Davidson County, Tennessee, more fully described as follows:

Beginning at a point in the southerly margin of Baugh Road at the common front corner of Lots 7 and !8 ; thence with the line between said lots southerly 111.66 feet to a concrete monument; thence easterly 111.59 feet to appoint in the westerly margin of Green Meadows Lane; thence with the margin of same 82.11 feet to a concrete monument at the beginning of a curve to the left, having a radius of 25 feet; thence around said curve 39.27 feet to a concrete monument in the southerly margin of Baugh Road; thence with the margin of same 85.76 feet to the point of beginning.

Being the same property conveyed to Curtis L. Akers, an unmarried man by Warranty deed from Ben L. Mabry and wife, Martha Mabry of record in Book 7697, page 834, Register's Office for Davidson County, Tennessee, dated November 04, 1988 and recorded on November 07, 1988.

Subject property has never been a primary or marital residence of the herein named Grantor. or their spouse.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **749 Baugh Road, Nashville, TN 37221**

Return to.
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-ADC-23-749

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 our hands this the 29 day of September, 2023.

Curtis L. Akers

STATE OF TN
COUNTY OF Dickson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Curtis L. Akers,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 29 day of September 2023

My Commission expires: _____

Notary Public

LISA LITTLETON HOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES MARCH 23, 2027