Karen Johnson Davidson County
Batch# 1068411 DEEDWARR
11/03/2023 10:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20231103-0086202

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $345,000.00

Affiant

Subscribed and sworn to before me, this 3rd day of November, 2023.

Notary Public
My commission expires: 03/01/2025

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Thuy K Dao **Chieu K Tran**		**13312022900**
504 Jasmin Dr		
Nashville, TN 37211		

FOR AND IN 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 ACKNOWLEDGE, WE,

John Marlin Baldwin and Jr Jeffrey Nolan Baldwin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Thuy K Dao and Chieu K Tran, wife and husband

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. 70, Plat of Greenwood Hills, Section 3, of record in Plat Book 5050, Page 10, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Bobby Rich Yount and wife, Avon Jones Yount, by Quitclaim Deed from Bobby Rich Yount and wife, Avon Jones Yount, dated January 29, 1991, of record in Book 8284, Page 514, in the Register's Office for Davidson County, Tennessee. Bobby Rich Yount died July 10, 2002, leaving Avon Jones Yount as the sole surviving tenant. Avon Jones Yount died testate on March 6, 2022 by her Last Will and Testament Probated in Davidson County, Tennessee Probate Court Dockett No. 22P1159, devised subject property to John Marlin Baldwin Jr, and Jeffrey Nolan Baldwin. This is not the primary residence of the grantors nor their family members.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 504 Jasmin Dr, Nashville, TN 37211.

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.

John Marlin Baldwin Jr. Date: 11-02-23
John Marlin Baldwin, Jr

Jeffrey Nolan Baldwin Date: 11-2-23
Jeffrey Nolan Baldwin

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, John Marlin Baldwin, Jr and Jeffrey Nolan Baldwin, the within named Grantor(s), with whom I am personally ~~acquainted~~ (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/(they) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of November, 2023.

D Paulsson
NOTARY PUBLIC

My Commission Expires: 10-21-2024

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Certificate of Authenticity

I, Renee Long, 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 11-2-23.

Date

Affiant Signature

11-2-23

Date

State of TN

County of SUMNER

Sworn to and subscribed before me this 2nd day of November, 2023.

Notary's Signature

My Commission Expires: 10-21-2024

Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER