WARRANTY DEED

Karen Johnson Davidson County
Batch# 1072789 DEEDWARR
11/17/2023 08:02:30 AM 2 pgs
Fees: $13.00 Taxes: $1,369.00
20231117-0089562

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF NOV., 2023

Notary Public

MY COMMISSION EXPIRES: 10.20.24

(AFFIX SEAL)

BROOKE BERGERON
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 10-20-2024

MST 2023-1076

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alemu Mindaga	New owners at	164-10-0A-120-00
(NAME)	(NAME)	
2608 Mountain Dale Court	property address	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013-1183		
(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, WE, **Khy A. Baxley,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alemu Mindaga,** 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. 326 on the Plan of Village Two, Summerfield of record in Plat at Instrument No. 20000929-0096421, 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 Cary Lee Baxley and wife, Kimberli Baxley by Warranty deed from Southern Homes Builders, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20050106-0002595 Register's Office for Davidson County, Tennessee, dated December 13, 2004 and recorded on January 6, 2005.

Final Decree of Divorce between Cary Lee Baxley and Kimberli Lynelle Baxley, Case No. 04D-2058, filed June 22, 2006 in the Fourth Circuit Court for Davidson County, Tennessee, at Nashville, vesting subject property in Cary Lee Baxley.

Cary Lee Baxley died December 2, 2022, his estate being administered as a small estate in Davidson County Probate Court, Docket No. 23P1303 with Heirship Affidavit of record as well in Instrument No. 202311170089560, said Register's Office with leaving his only heir his only child, Khy Baxley.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2023, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Instrument No. 20000929-0096421, 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 Book 11588, Page 484, Book 11669, Page 376, Instrument No. 20010308-0021946, Instrument No. 20010504-0046260 and Instrument No. 20030527-0071168, Register's Office for Davidson County, Tennessee. By-Laws of record in Book 11648, Page 660 and Book 11648, Page 662 and Instrument No. 20010504-0046261, Register's Office for Davidson County, Tennessee. Charter for HOA of record in Book 11648, Page 660, as amended in Instrument No. 20010326-0028531, Register's Office for Davidson County, Tennessee. Quitclaim Deed to HOA for open space of record in Instrument No. 20010514-0049520, Register's Office for Davidson County, Tennessee. Clearance Permit to Southern Bell Telephone and Telegraph Company of record in Book 1141, Page 327, Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 199912160303934 and Instrument No. 200008090079074, Register's Office for Davidson County, Tennessee. Storm Water Detention Agreement of record in Instrument No. 200001130004777, Register's Office for Davidson County, Tennessee. Grant of Permanent Easement to Tennessee Telephone Company of record in Instrument No. 200008240083643, Register's Office for Davidson County, Tennessee. Sewer Easements of record in Instrument No. 20000913-0091247, Instrument No. 20000913-0091248 and Instrument No. 20000913-0091249, Register's Office for Davidson County, Tennessee.

This property, known as 2608 Mountain Dale Court, Antioch, TN 37013-1183
(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 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 my/our hand(s) this 14th DAY OF NOVEMBER, 2023.

Khy A. Baxley by Carl Baxley, his attorney-in-Fact.

Khy A. Baxley by Carl Baxley, his attorney-in-fact

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Carl Baxley, Attorney-in-Fact for Khy A Baxley, the within named bargainor(s), with whom I am personally acquainted (or proved o me on the basis of satisfactory evidence), and who acknowledged that he/she, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Khy A Baxley, as his/her free act and deed for the purposes therein contained, said Power of Attorney of record in Register's Office.

Witness my hand and official seal, this the 14th day of November, 2023.

Notary Public

My Commission Expires: 3/23/27

Amelia Swanson
State of Tennessee Notary Public
(SEAL)
Williamson County

True Copy Certification

I, Yvette Meldrum, 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 NOV. 14, 2023

Signature 11/14/23 Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 14 day of November, 2023

Notary's Signature

10-20-24
My Commission Expires:

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024