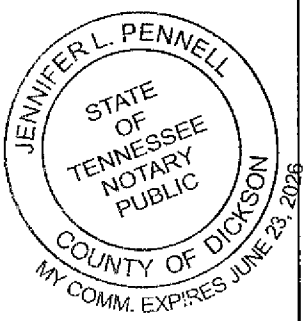
Karen Johnson Davidson County
Batch# 1074318 DEEDWARR
11/21/2023 02:42:30 PM 3 pgs
Fees: $18.00 Taxes: $3,422.50
20231121-0090718



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 925,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of November, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Landon Development Group LLC	New Owner	115-15-0-03500
(NAME) 6420 Currywood Drive	(NAME)	
(ADDRESS) Nashville TN 37205	(ADDRESS)	
(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,

JOANNE H. BAULCH, AN UNMARRIED WOMAN,

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

LANDON DEVELOPMENT GROUP LLC,

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:

Being Lot No. 218 on the Plan of West Meade Farms, Inc., Section "J" as of record in Book 1835, page 125, Register's Office for Davidson County, Tennessee.

Said Lot No .218 front 133 feet on the north side of Currywood Drive and runs back 351.2 feet on the east line and 368.1 feet on the west line to a dead line measuring 134.3 fee thereon.

Being the same property conveyed to Robert E. Baulch, Jr. and wife, Joanne H. Baulch by Deed dated May 6, 1954 from Gilbert M. Choate and wife, Leola C. Choate, recorded May 6, 1954, in Book 2277, Page 321, in the Official Records of Davidson County, Tennessee. Said Robert E. Baulch, Jr. having since died, leaving Joanne H. Baulch as the sole surviving 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 *Improved* property is commonly known as: 6420 Currywood Drive, Nashville, TN 37205

LT&E File #20591

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 21st day of November, 2023

Joanne H. Baulch by Robert E. Baulch, III, her Attorney-In-Fact

her attorney in fact.

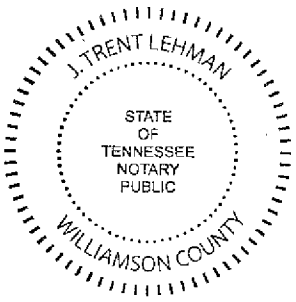
POA of record in Instrument No. 20231121-0090601 in the Office of the Davidson County Register of Deeds

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Robert E. Baulch, III to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Joanne H. Baulch and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said Joanne H. Baulch.

Witness my hand, at office, this 21st day of November, 2023.

Notary Signature
My commission expires: 11/3/25



LT&E File #20591

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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. 21, 23 (date of document).

Jennifer L. Pennell

Jennifer L. Pennell

NOV 21, 23

Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 21 day of NOV, 2023.

Notary Signature

My Commission Expires: _____

HELEN PONCHILLIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES SEPTEMBER 28, 2026