Karen Johnson Davidson County
Batch# 1082648 DEEDWARR
12/15/2023 02:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,182.52
20231215-0097009

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 319,600.00. Affiant
File No.: 2023-0417 STEPHANIE LUNA STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY MY COMMISSION EXPIRES 6-25-2025	Subscribed and sworn to before me on DECEMBER 15, 2023. NOTARY PUBLIC MY COMMISSION EXPIRES: 6/25/25

THIS INSTRUMENT WAS PREPARED BY AND RETURN
TO: ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP - PARCEL NO.:
Ashley R. Valdez 904 Holly Forest Nashville TN 37221	Ascend Fed CU 520 Airpark Dr. Tullahoma TN 37388	142 08 0B 078.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **EVAN BAUGH, AN UNMARRIED PERSON**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **ASHLEY R. VALDEZ, A SINGLE WOMAN**, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 78, on the Horizontal Property Regime for Coronada Condominiums Phase III, of record in Plat Book 5200, page 67 and as recorded in the Master Deed of record in Book 4901, page 679, amended in Book 5202, page 329, Book 5306, page 241, Book 5522, page 675, Book 5869, page 269, and ByLaws of record in Book 4901, page 702, amended in Instrument No. 20100304-0016850, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to EVAN BAUGH, AN UNMARRIED MAN, by deed from MARTIN P. SANDLER AND WIFE, GLYNIS SANDLER, of record in Instrument No. 20140303-0017821, dated February 28, 2014, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 904 Holly Forest, Nashville, TN 37221.

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, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 hand on this 14th day of December, 2023.

Grantor:

Evan Baugh

STATE OF NEW HAMPSHIRE
COUNTY OF Rockingham

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Evan Baugh, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of December, 2023.

Notary Public

My Commission expires: 12-2-2025

GINA M BROWN
Notary Public, State of New Hampshire
My Commission Expires Dec. 2, 2025

- The text of a certification of an electronic document must be in the following form.

I, Emma Howard, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 12/15/23 (date of document).

Emma Howard

Affiant Signature

Date: 12/15/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15 day of December, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

