2023-1147

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1086472 DEEDWARR
12/29/2023 09:53:30 AM 3 pgs
Fees: $18.00 Taxes: $10,915.00
20231229-0100050

39-B
File #23-1266

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **The Baird Graham Company, L.L.C., a Tennessee limited liability company**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert David Emfinger and Claudia C. Emfinger, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Russwood Heights, as of record in Plat Book 2133, pages 12 and 13, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to The Baird Graham Company, LLC, a Tennessee limited liability company by Warranty Deed from Deborah S. Merritt, Executrix of the Estate of Linda L. Assali of record in Instrument No. 20220114-0006205 Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

**This is improved property, known as: 3410 Trimble Road, Nashville, TN 37215.**

**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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

---

**NEW OWNER:**
**Robert David Emfinger**
**3410 Trimble Road**
**Nashville, TN 37215**

**RESPONSIBLE FOR TAX PAYMENT**
New Owner

**TAX MAP-PARCEL #:**
**131-01-0-100.00**

**WITNESS THE EXECUTION HEREOF** this 28th day of December, 2023.

**The Baird Graham Company, L.L.C.**

Sole Member

**By: L. Baird Graham, Sole member**

**State of Tennessee )**
**County of Davidson )**

On this 28th day of December, 2023, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, L. Baird Graham, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that he is the Sole Member of the maker, The Baird Graham Company, L.L.C., that he is authorized by the maker to execute this instrument, and that he has executed this instrument on behalf of The Baird Graham Company, L.L.C., as Sole Member.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON WILLIAMSON COUNTY OF DAVIDSON STATE OF TENNESSEE NOTARY PUBLIC

**State of Tennessee )**
**County of Davidson )**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 2,950,000.00.**

Affiant

Sworn and subscribed before me on this the ~~27th~~ 28TH day of December, 2023.

Notary Public

My Commission Expires: 6/22/26

J.L. SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

# CERTIFICATE OF AUTHENTICITY

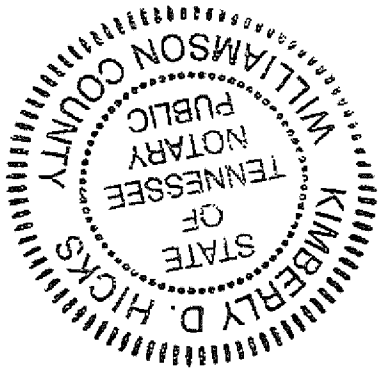
I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 28th day of December, 2023.

K. Thomas Sidwell
Date: 12/28/23

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 28th day of December, 2023.




Kimberly D Hicks
Notary Public
My Commission Expires: 1-21-26