WARRANTY DEED

Karen Johnson Davidson County
Batch# 1093309 DEEDWARR
01/24/2024 11:32:30 AM 4 pgs
Fees: $23.00 Taxes: $1,798.20
20240124-0004709

File No. EM-23-5763

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $486,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of January, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JORDYN SCHUMM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-22-2024

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Stefanie M. Cobb and Calvin R. Dykes	New owner	
(NAME)	(NAME)	
421 Haywood Court North	Property	148 09 0 186.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, I/we, **Barry Norman Baggott, Executor of the Estate of Sammye Y. Baggott, and Barry Norman Baggott, Dennis Tyler Baggott and Pamela Elaine Baggott, devisees under Last Will & Testament of Sammye Y. Baggott**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stefanie M. Cobb, an unmarried woman and Calvin R. Dykes, an unmarried man, as joint tenants with rights or survivorship**, HEREINAFTER CALLED THE GRANTEE, 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. 9 on the Haywood Meadow, Addition, of record in Plat Book 6900, Page 611, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Burton D. Baggott and Sammye Y. Baggott, husband and wife, by Warranty Deed from Dorothy A. Dyer, unmarried, of record in Instrument No. 20101013-0081906, in the Register's Office of Davidson County, Tennessee, dated September 15, 2010 and recorded on October 13, 2010. The said Burton D. Baggott died on July 15, 2020, thereby vesting ownership to Sammye Y. Baggott as surviving tenant by the entirety. The said Sammye Y. Baggott subsequently died testate on July 17, 2023, devising the subject property to Barry Norman Baggott, Dennis Tyler Baggott, and Pamela Elaine Baggott via Last Will & Testament. See Probate Case 23P-2006, Davidson County Circuit Court, Probate Division.

This is property more commonly known as 421 Haywood Court North, Nashville, TN 37211.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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

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 this 9th day of January, 2024.

Barry Norman Baggott

Dennis Tyler Baggott by Barry Norman Baggott, Attorney-In-Fact

Pamela Elaine Baggott by Barry Norman Baggott, Attorney-In-Fact

The Estate of Sammye Y. Baggott

By: Barry Baggott, Executor
Barry Baggott, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of January, 2024, before me personally appeared Barry Norman Baggott, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of January, 2024.

Notary Signature
My commission expires:

JORDYN SCHUMM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-22-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of January, 2024, before me personally appeared Barry Baggott, Executor of The Estate of Sammye Y. Baggott, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of January, 2024.

Notary Signature
My commission expires:

JORDYN SCHUMM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-22-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Barry Baggott, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney Dennis Tyler Baggott, and that this instrument was executed on behalf of the said Dennis Tyler Baggott for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Book __202401240004707____, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 9th day of January 2024

Notary Public _____

My Commission Expires:



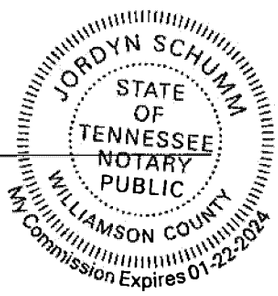
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Barry Baggott, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney Pamela Elaine Baggott, and that this instrument was executed on behalf of the said Pamela Elaine Baggott for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Book _202401240004708_____, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 9th day of January 2024.

Notary Public _____

My Commission Expires:



Certificate of Authenticity

I, Emily Manno, 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 **1/9/24**.

Date

Affiant Signature

1/9/24

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **9** day of **January**, 20**24**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

