Karen Johnson
Batch # 1095627
01/29/2024 03:41:19 PM
Fees: $13.00 Taxes: $1,483.70

Davidson County
DEEDWARR
2 pgs

20240129-0006221

WARRANTY DEED

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $401,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JANUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 190D Saundersville Road , Suite 3002, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Emily Baxter and Justin Baxter	Canopy Mortgage	Parcel ID: 173-04-0A-092.00
(NAME) 429 Barkley Ct.	(NAME) 360 Technology Ct. #200	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Lindon, UT 84042	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Michael A. Rose and Kayla Sherre Rose, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Emily Baxter and Justin Baxter, wife and husband**, 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. 92, on the Plan of Oak Highlands, Phase I, as shown by Plat of record in Plat Book 6900, Page 432-435, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Zillow Homes Property Trust, a Delaware Statutory Trust from Matthew R. Campbell and Shelbie A. Maestas, husband and wife by Warranty Deed dated August 13, 2021 and recorded on August 13, 2021 in Instrument No. 20210813-0109863, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Michael A. Rose and Kayla Sherre Rose, husband and wife from Zillow Homes Property Trust, a Delaware Statutory Trust by Special Warranty Deed dated January 12, 2022 and recorded on February 7, 2022 in Instrument No. 20220207-0014056, Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-P-23-429

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 429 Barkley Ct., Antioch, TN 37013

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 our hands this 26 day of JANUARY, 2024

Michael A. Rose

Kayla Sherre Rose

STATE OF TENNESSEE

COUNTY OF ~~WILSON~~ DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Michael A. Rose and Kayla Sherre Rose, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th day of January, 2024.

Notary Public

My Commission Expires: 3-2-27

(SEAL)

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027