Karen Johnson Davidson County
Batch# 1095717 DEEDWARR
01/30/2024 09:19:30 AM 3 pgs
Fees: $18.00 Taxes: $2,423.50
20240130-0006355

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $655,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF January, 2024.

Notary Public

MY COMMISSION EXPIRES: 4/13/24 (AFFIX SEAL)

WILLIAMSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC

File #23-PA-1540-P

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Stephanie Travelstead	**New Owner**	
(NAME)	(NAME)	**126 14 0A 138.00**
1540 Davidge Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CAYLIN A. BAILEY AND STEPHEN M. BAILEY, WIFE AND HUSBAND,,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEPHANIE TRAVELSTEAD, AN UNMARRIED WOMAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 138, on the Final Plat of Travis Trace Subdivision, Phase 4, RS 10 Cluster to RS5 - Major Subdivision, as shown on plat of record in Instrument No. 20190710-0067020, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Caylin A. Bailey and Stephen M. Bailey, wife and husband, by Special Warranty Deed from The Jones Company of Tennessee, LLC, a Missouri limited liability company, of record in Instrument No. 20200130-0010951, in the Register's Office of Davidson County, Tennessee, dated January 29, 2020 and recorded on January 30, 2020.

This conveyance is subject to:
*County of Davidson for the year 2024 and thereafter, not yet due and payable.

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Travis Trace Subdivision Phase 4, RS 10 Cluster to RS5 - Major Subdivision, as recorded in Instrument No. 20190710-0067020.

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Alexander Erwin's Subdivision of Lot 44 Cockrille Tract, as recorded in Plat Book 161, Page 18.

*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20140703-0058975; Assignment of Developer's Rights recorded in Instrument No. 20170217-0016413; Supplementary Declaration recorded in Instrument No. 20180601-0052239 and Amendment to Declaration recorded in Instrument No. 20180604-0052828.

*Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for

Stormwater Facilities and Systems recorded in Instrument No. 20140108-0002017.

*Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20070423-0047722.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1540 Davidge Drive, 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 29th day of January, 2024.

Caylin A. Bailey

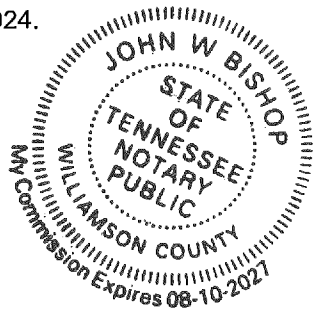
Stephen M. Bailey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of January, 2024, before me personally appeared Caylin A. Bailey, 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 29th day of January, 2024.

Notary Signature
My commission expires:

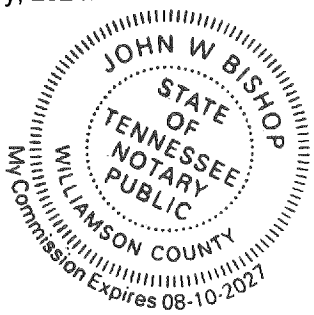


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of January, 2024, before me personally appeared Stephen M. Bailey, 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 29th day of January, 2024.

Notary Signature
My commission expires:



RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

I, J. Trent Lehman, 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 1/29/24 (date of document).

Affiant Signature

1/29/24
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29 day of January, 2024

Notary's Signature

MY COMMISSION EXPIRES: 9/21/25

Notary's Seal (if on paper)

KARLY PICKERIGN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY