WARRANTY DEED

Karen Johnson Davidson County
Batch# 1111979 DEEDWARR
03/18/2024 11:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,794.13
20240318-0018447

File No. AT-24-6120

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $484,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of March, 2024

Notary Public

MY COMMISSION EXPIRES: 11-6-2024

(AFFIX SEAL)

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 NUMBERS
Jessica Rose Smith	Ameris Bank	
(NAME)	(NAME)	
4932 Myra Drive	1133 Ocean Ave	086-12-0D-007.00-CO
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Lakewood NJ 08701	
(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, **John Ervin Baldwin III and Ri'charda Anderson Baldwin, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jessica Rose Smith, single woman**, 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. 7 on the Plan of Final Plat RiverBrook (f/k/a Evans Hill) Subdivision, Phase 1A of record in Plat at Instrument No. 20211015-0138705, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Meritage Homes of Tennessee, Inc., an Arizona corporation by Warranty Deed from The Lux Development Group, LLC, a Tennessee limited liability company of record in Instrument No. 20210106-0002300, Register's Office for Davidson County, Tennessee, dated December 29, 2020 and recorded on January 06, 2021.

Being the same property conveyed to John Ervin Baldwin, III and Ri'charda Anderson Baldwin, husband and wife by Special Warranty Deed from Meritage Homes of Tennessee, Inc., an Arizona corporation of record in Instrument No. 20220525-0060370 Register's Office for Davidson County, Tennessee, dated May 19, 2022 and recorded on May 25, 2022.

This is property more commonly known as 4932 Myra Drive, Hermitage, TN 37076.

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 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 my/our hand this 14th day of March, 2024.

John Ervin Baldwin, III

Ri'charda Anderson Baldwin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of March, 2024, before me personally appeared John Ervin Baldwin, III and Ri'charda Anderson Baldwin, 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.

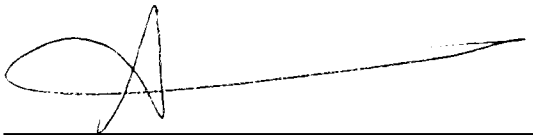
Witness my hand, at office, this 14th day of March, 2024.

Notary Signature
My commission expires: May 7, 2024

Andrew Suzore
State of Tennessee Notary Public
Davidson County

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 3-18-2024.



Affiant Signature

3-18-2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 3-18-2024.

Notary's Signature

My Commission Expires: 9-21-26



Notary's Seal