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

Karen Johnson Davidson County
Batch# 1139233 DEEDWARR
05/24/2024 12:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,872.20
20240524-0038891

39-B
File #24-1129

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 **Richard Warren Forehand and Alison Owen Forehand fka Alison Noel Owen, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Craig Menzie and Jennifer Menzie, 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. 19 on the Plan of Green Meadow, Section I as of record in Book 5050, Page 92, Register's Office for said County. Said Lot No. 19 fronts 115 feet on the southerly margin of Baugh Road and extends back 132.17 feet on the westerly line and 130 feet on the easterly line to a line in the rear measuring 115.03 feet thereon.

Being the same property conveyed to Richard Warren Forehand and Alison Noel Owen, Joint Tenants with Right of Survivorship by Warranty Deed from Don Dozier Administrator pendente lite and For the Estate Larry N. Fagan, Sr of record in Instrument No. 20141001-0090465 Register's Office for Davidson County, Tennessee, dated September 29, 2014 and recorded on October 01, 2014. Richard Warren Forehand and Alison Owen Forehand fka Alison Noel Owen are now married.

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: 705 Baugh Road, 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, 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:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Craig Menzie 705 Baugh Road Nashville, TN 37221	New Owner	142-10-0-093.00

WITNESS THE EXECUTION HEREOF this 20th day of May, 2024.

Richard Warren Forehand

Alison Owen Forehand

State of Tennessee)
County of Davidson)

On this 20th day of May, 2024, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Richard Warren Forehand and Alison Owen Forehand**,** the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

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

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 506,000.00.**

Affiant

Sworn and subscribed before me on this the 20th day of May, 2024.

Notary Public

My Commission Expires: 3/3/26

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

Certificate of Authenticity

I, **Angela Y. Poston-Williamson**, 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 5/20/24.

Angela Y. Poston-Williamson

5/24/24

Date

State of Tennessee

County of Davidson

Personally appeared before me, Lydia H. Weaver, a notary public for this county and state, Angela Y. Poston-Williamson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed this 24 day of May, 2024.

LYDIA H WEAVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Lydia H. Weaver

My Commission Expires: 07/06/2026

Tennessee House Bill 633
Effective 07/01/21