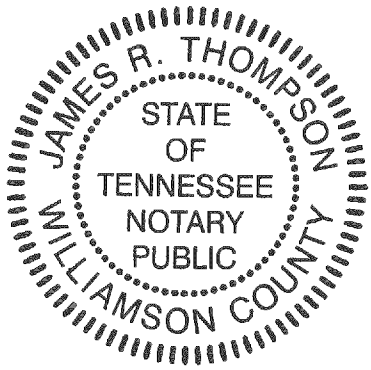
This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067
File Number: 7-3405-SL

Karen Johnson Davidson County
Batch# 1141057 DEEDWARR
05/30/2024 03:48:30 PM 3 pgs
Fees: $18.00 Taxes: $3,020.40
20240530-0040306



STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $816,325.00.

Affiant

Subscribed and sworn to before me, this the 29th day of May, 2024.

Notary Public
My Commission Expires: 6-18-25

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
James Nicholas Commons 219 Treutland Avenue Nashville, TN 37207	American Heritage Lending 19800 MacArthur Blvd. Ste. 950 Irvine, CA 92612	082-11-0-019.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Ann Baud, a single woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **James Nicholas Commons** , hereinafter called the Grantee(s), his 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. 75 on the Plan of John W. Bryan's Addition to Edgefield, now East Nashville of record in Plat Book 21, Page 63, 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 the same property conveyed to Ann Baud by Warranty Deed from Steven P. Denny, unmarried of record in Instrument No. 20150306-0019529 Register's Office for Davidson County, Tennessee, dated February 27, 2015 and recorded on March 06, 2015.

This is improved property located at: **219 Treutland Avenue, Nashville, TN 37207.**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of May, 2024.

GRANTOR:

Ann Baud

Ann Baud

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ann Baud, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

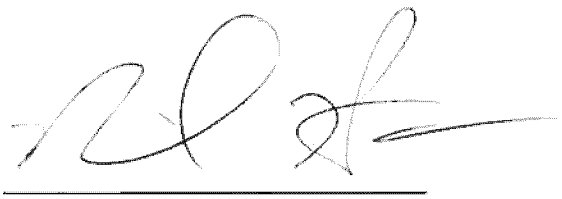
WITNESS my hand and seal at office this 29th day of May, 2024.



Notary Public
My Commission expires: 9-21-26

Certificate of Authenticity

I, Nick Harris, 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 May 29, 2024.



Affiant Signature

5/29/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29th day of May, 2024.



Notary's Signature

My Commission Expires: 3/9/27

Date

