Karen Johnson Davidson County
Batch# 1158387 DEEDWARR
07/16/2024 08:06:30 AM 3 pgs
Fees: $18.00 Taxes: $3,200.50
20240716-0053201

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Ann Carol Baud 405 Caledonian Ct. Nashville TN 37211	The New Owner	172-13-0A-029.000-CO

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **James A. Smedley and wife Patricia A. Smedley** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Ann Carol Baud, a single woman** ("Grantee"), all of our/my right, title and interest in and to that certain real property known as 6225 Williams Grove Drive, Brentwood, TN 37027 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 98, on the Plan of Williams Grove, Section 1, as shown on plat of record in Plat Book 9700, Pages 580, 581 and 582, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> BEING the same property conveyed to James A. Smedley and wife Patricia A. Smedley, by Warranty Deed from Pulte Homes Tennessee Limited Partnership, dated December 29, 1999, and recorded January 3, 2000, in Instrument No. 20001030000166, Register's Office for Scott County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 12th day of July, 2024.

James A. Smedley

Patricia A. Smedley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of July, 2024, before me personally appeared James A. Smedley and Patricia A. Smedley, 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 12th day of July, 2024.

Notary Signature
My commission expires: 3/1/2025

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 03/01/2025
SUMNER COUNTY

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Williamson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $865,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 12th day of July, 2024.

Notary Public
My commission expires: 6/25/25

STEPHANIE LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-25-2025

Tennessee Certification of Electronic Document

I, Emma Howard, 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 7/12/24 (date of document).

Affiant Signature

7/12/24
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 12 day of July, 2024.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL