This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1173107 DEEDWARR
08/22/2024 08:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,627.26
20240822-0064455

State of TN }
County of DAVIDSON

The actual consideration or value, whichever is greater for this transfer is: $439,800.00

Affiant Signature

Subscribed and sworn to before me on this the 31 Day of July 2024

Notary Public

My Commission expires 1/25/26

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

NAME AND ADDRESS OF PROPERTY OWNER:
Curtis Singleton
324 Willard Drive
Nashville, TN 37211

SEND TAX BILLS TO:
Curtis Singleton
324 Willard Drive
Nashville, TN 37211

MAP AND PARCEL NUMBER: Tax ID #: 14805011400

WARRANTY DEED
24NT00754

Effective the 31 Day of July, 2024 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

GARY LYNN BALDWIN AND WIFE, DONNA MAE BALDWIN

Hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

CURTIS SINGLETON, A SINGLE MAN

Hereinafter called the GRANTEE, his 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. 96 on the Plan of Section III, Haywood Acres, of record in Book 2900, page 81, said Register's Office, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Gary Lynn Baldwin and wife, Donna Mae Baldwin from Thomas W. Manning, Jr. and wife, Deborah L. Manning, by Warranty Deed dated 06/26/1986 and recorded 07/10/1986 in Book 6912, page 965, Register's Office of said County.

This is an improved property commonly known as: 324 Willard Dr, Nashville, TN 37211-5025

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, his heirs and assigns, forever. I do covenant with said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, expect for those matters appearing of

record and real property taxes. I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, his heirs and assigns, against all 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 hand this the 31 day of July, 2024

Gary Lynn Baldwin

GARY LYNN BALDWIN

Donna Mae Baldwin

DONNA MAE BALDWIN

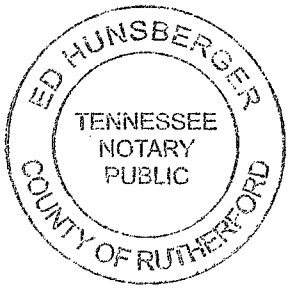
State of TN }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Gary Lynn Baldwin and Donna Mae Baldwin,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Ed Hunsberger

Notary Public

My commission expires: 11/25/26



Tennessee Certification of Electronic Document

I, Summer Bartm 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 7/31/24 (date of document).

Summer Bartm
Affiant Signature

8/21/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 21 of August, 2024

(SEAL)

Notary's Signature
My Commission Expires: 11-06-24

SHAWN STEVEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVID