THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

Karen Johnson Davidson County
Batch # 1198653 DEEDWARR
10/30/2024 11:22:54 AM 2 pgs
Fees: $13.00 Taxes: $1,184.00

20241030-0083491

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Robertson

The actual consideration or value whichever is greater for this transfer is **$320,000.00**

Subscribed and sworn to before me this 28 day of October, 2024.

Notary Public **Affiant**

My Commission Expires: 6-23-2027

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires June 23, 2027

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Jesus Pena **2008 Quail Ridge Drive** **Nashville, TN 37207**	Same as New Owner	**032-10-0-003.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Mary A. Baugh, a single woman and Jesssica Marks, a single woman**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Jesus Pena and Ambar Salvador Hernandez, husband and wife,** the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Section Two, Quail Ridge of record in Plat Book 6200, Page 467, 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 Harold Moten, Jr. and Mary A. Baugh by Warranty Deed from Paul M Hudson and wife, Robin R Hudson of record in Book 8675, page 300, Register's Office for Davidson County, Tennessee, dated June 23, 1992 and recorded on July 14, 1992.

Being the same property conveyed to Mary A. Baugh Moten by Quitclaim Deed from Harold Moten, Jr. of record in Book 10712, page 230, Register's Office for Davidson County, Tennessee, dated December 8, 1997 and recorded on December 8, 1997.

Being the same property conveyed to Niles S. Nimmo Trustee by Quitclaim Deed from Mary A. Baugh, unmarried and Jessica Marks, unmarried, as equal co-tenants with the right of survivorship of record in Instrument No. 20090202-0008689, Register's Office for Davidson County, Tennessee, dated February 2, 2009 and recorded on February 2, 2009 and within the same deed the said Niles S. Nimmo, Trustee conveyed his interest in the subject property to Mary A. Baugh, unmarried and Jessica Marks, unmarried as equal co-tenants with right of survivorship.

This is improved property known as: 2008 Quail Ridge Drive, Nashville, TN 37207

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

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.

Witness my hand this 21st day of October, 2024.

Mary A. Baugh

Mary A. Baugh

Jesssica Marks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary Birthright, a Notary Public in and for said County and State, **Mary A. Baugh and Jesssica Marks,** the within named Bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 21st day of October, 2024.

My Commission Expires:

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 9, 2027

Mary Birthright

NOTARY PUBLIC