Karen Johnson Davidson County
Batch# 1207561 DEEDWARR
11/21/2024 10:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,576.20
20241121-0091005

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ **RUTHERFORD**

THE ACTUAL CONSIDERATION OR VALUE, ~~WHICHEVER~~ IS GREATER, FOR THIS TRANSFER IS ~~$429,000.00~~ $426,000.00. KS

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF NOVEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 1-19-25

(AFFIX SEAL)

SHEILA K. REBURN NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

G-P-24-5709

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Cord Bailey and Michelle Bailey	CMG Mortgage Inc	
(NAME)	(NAME)	
5709 Chestnutwood Trail	3160 Crow Canyon Rd	**098-05-0A-108.00-CO**
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **AMY L. MEARS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CORD BAILEY AND MICHELLE BAILEY, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 91 on the Plan of Section Four, Hampton Hall, as shown on plat of record in Plat Book 11700, Page 2, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Amy Mears, unmarried by Warranty Deed from Thuong Linh Nguyen, unmarried of record in Instrument No. 20160129-0008802 Register's Office for Davidson County, Tennessee, dated January 28, 2016 and recorded on January 29, 2016.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 11700, Page 2, Register's Office for Davidson County, Tennessee.
- P.U.D. Boundary of record in Book 9700, Page 216, in the Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10278, Page 257, Book 10301, Page 184, Book 10444, Page 460, Book 10640, Page 947, Book 10956, Page 520, Book 11372, Page 852, Book 11573, Page 512, and Instrument No. 20000608-0057413, Register's Office for Davidson County, Tennessee.
- Charter of Village of Hampton Hall Homeowners Association, Inc. of record in Book 10290, Page 261, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 10584, Page 114, in the Register's Office for Davidson County, Tennessee.
- Right of Way Easements of record in Book 5054, Page 72 and Book 5054, Page 85, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5709 Chestnutwood Trail, Hermitage, Tennessee 37076**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their 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.

Witness my/our hand(s) this the 20 DAY OF NOVEMBER, 2024.

Amy L. Mears

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AMY L. MEARS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of November, 2024.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Melanie Harper, 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 11-20-24 (date of document).

Affiant Signature

11-20-24
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 20 day of NOV 2024.

Notary's Signature

MY COMMISSION EXPIRES: 6/17/28

NOTARY'S SEAL

KATELYN SENG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD