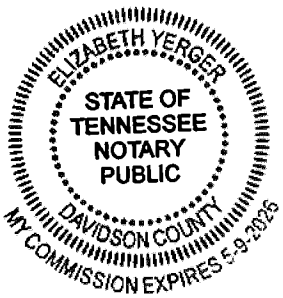
WARRANTY DEED

Karen Johnson Davidson County
Batch# 1213484 DEEDWARR
12/09/2024 12:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20241209-0095410



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9th DAY OF December, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deven Wagers	**NEW OWNER**	
(NAME)	(NAME)	071-11-0-114.00
325 Marshall Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **BAUGHER HOMES 104, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DEVEN WAGERS, UNMARRIED,** HEREINAFTER CALLED THE GRANTEES, THEIR 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 the Easterly 50 feet of Lot No. 35, on the Plan of Trinity Heights Addition, as shown on Plan of record in Book 161, page 38, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Said part of Lot No. 35 fronts 50 feet on the Northerly side of Marshall Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to William L. Baugher, married, by Cash Deed from Shaun Donovan, The Secretary of Housing and Urban Development of Washington DC of record in Instrument No. 20110804-0059954 Register's Office for Davidson County, Tennessee, dated July 29, 2011.

Being a portion of the same property conveyed to Baugher Homes 104, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from William L. Baugher of record in Instrument No. 20170110-0002737 Register's Office for Davidson County, Tennessee, dated December 30, 2016.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 325 Marshall Street, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

CH2024-1409

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. 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 5th day of December, 2024

BAUGHER HOMES 104, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____

WILLIAM BAUGHER, SR, MEMBER

BY: _____

KATHRYN BAUGHER, MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public, personally appeared William Baugher, Sr, and Kathryn Baugher, with whom I am personally acquainted and who, upon oath, acknowledged that they are the Members for Baugher Homes 104, LLC, the within named bargainor, a limited liability company, and that they are the Members of executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Members.

Witness my hand and official seal this 5th day of December, 2024.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

_____
Notary Public

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

CH2024-1409

Certificate of Authenticity

I, Elizabeth Yerger, 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 **December 5, 2024**.

Affiant Signature

December 9, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

9th day of **December**, 20**24**.

Notary's Signature

My Commission Expires: 10/10/26

Notary's Seal (if on paper)

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires