WARRANTY DEED

Karen Johnson
Batch # 1232906
02/03/2025 10 40 31 AM
Fees $13 00 Taxes $869 50

Davidson County
DEEDWARR
2 pgs

20250203-0007888

MELISSA ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of January, 2025

Notary Public

MY COMMISSION EXPIRES 3/25/25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO(S)
Austin Guillemet	Austin Guillemet	173-1-172
(NAME)	(NAME)	
627 Monte Carlo Drive	125 Brookview Dr.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	White House, TN 37188	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No 20242374

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, I/we, **L. Ray Baumgartner, II**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Austin Guillemet, a married man,** 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

Certain real property situate in the 31st Civil District of Davidson County, Tennessee, and described as follows

Being Lot No 391 on the Addition to Monte Carlo Estates, Section One of record in Plat Book 5190, page 237, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof

BEING the same property conveyed to L Ray Baumgartner II by Warranty Deed from Phillip L Stinson and wife, Betty C Stinson, dated 04/11/1979 and found of record in Book 5420, page 103, Register's Office for Davidson County, Tennessee

L Ray Baumgartner II and Ray Baumgartner are one and the same person

Unimproved ☐

This is improved ☒ property, known as 627 Monte Carlo Drive, Antioch, TN 37013
(House No) (Street) (P O Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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, my 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 any gender shall be applicable to all genders

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

PLEASE RETURN TO
WARRANTY TITLE INSURANCE CO
120 ANDERSON LANE
HENDERSONVILLE, TN 37075

Witness my hand this 31st day of January, 2025

L Ray Baumgartner, II

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, L Ray Baumgartner, II, the within named bargainor, 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

Witness my hand, at office, this 31st of January, 2025.

Notary Public
My Commission Expires: 3/25/25

MELISSA ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY