WARRANTY DEED

File No. CTO-2025-773

Karen Johnson Davidson County
Batch# 1242293 DEEDWARR
03/03/2025 07:59:30 AM 3 pgs
Fees: $18.00 Taxes: $921.30
20250303-0015249

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2025

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

THIS INSTRUMENT WAS PREPARED BY
Cornerstone Title of Tennessee, LLC
1602 W Northfield Blvd., Ste 2
Murfreesboro, Tennessee 37129
(615)-203-3054

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
NASHVILLE FLIP PROS, LLC	New Owners	
6800 Springwater St.		150-07-0-064
Smyrna, TN 37167		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS NO/100 DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees,, and other good and valuable considerations, the receipt of which is hereby acknowledged , I/WE, **DARREN ERNEST BAILEY AND VICTORIA STICKLAND BAILEY, HUSBAND AND WIFE,** hereinafter called the Grantor, has this day bargained and sold and does hereby transfer and convey unto, **NASHVILLE FLIP PROS, LLC** , hereinafter called the Grantees, their heirs and assigns, forever, 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. 87 on the Plan of Section One, Town Village of the Country, of record in Book 5200, Pages 55 and 56, Register's Office for said County.

Said Lot No. 87 fronts 91.0 feet on the Northwesterly margin of Stoneybrook Circle and extends back 160.0 feet on the Northeasterly line and 164.26 feet on the Southwesterly line to a dead line in the rear, measuring 13.09 feet thereon.

Being the same property conveyed to Darren Ernest Bailey and Victoria Strickland Bailey, husband and wife by Warranty Deed from Michael H. Woodke and wife, Barbara M. Woodke of record in Instrument No. 20210317-0035135 Register's Office for Davidson County, Tennessee, dated March 12, 2021 and recorded on March 17, 2021.

This conveyance is subject to (1) all applicable zoning ordinances (2) all utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) all building restrictions, and (5) all other matters of public record.

This is improved X unimproved____ property and believed to be known as: 3152 Stoneybrook Circle, Nashville, TN 37013 but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 our hands this 28 day of February, 2025.

Darren Ernest Bailey

Victoria Stickland Bailey

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Darren Ernest Bailey and Victoria Stickland Bailey, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this February 28, 2025.

JAMIE MOONEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public
My Commission Expires:

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Feb 28, 25 (date of document).

Jennifer Pennell

Feb 28, 25

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this Feb 28, 2025.

Rachel K. Wilkie

Notary's Signature

My Commission Expires: _____

Notary's Seal

