THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250149876** Karen Johnson Batch # 1244224 03/07/2025 10 28 19 AM Fees $13 00 Taxes $3,737 00 20250307-0017262 Davidson County DEEDWARR 2 pgs	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $1,010,000 00 Affiant Subscribed and sworn to before me, this 6th day of March, 2025 Notary Public My Commission Expires WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-09-2026

WARRANTY DEED

Address New Owner: Geoffrey C. Smith and Cristina V. Smith 6559 Brownlee Drive Nashville TN 37205	Send Tax Bills To New Owner	Tax Information Tax Parcel ID No 115-05-0-033 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Chad C. Baur and Gianna N. Baur, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Geoffrey C. Smith and Cristina V. Smith, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows.

Land in Davidson County, Tennessee, being Lot(s) 147, as shown on the map entitled Section Three West Meade Estates, of record in Plat Book 3106, page 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to CHAD C BAUR AND GIANNA N. BAUR, by deed from ADAM L VOITH, of record in Instrument No. 20190917-0094211, dated September 13, 2019, said Register's Office

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par 115-05-0-033.00.

Matters shown on the Plan of record in Plat Book 3106, page 75, said Register's Office

This is improved property located at 6559 Brownlee Drive Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of March, 2025

Chad C. Baur

Gianna N. Baur

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Chad C. Baur and Gianna N. Baur, 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, at office, this 6th day of March, 2025

Notary Public

My Commission Expires: 5/8/2028

