WARRANTY DEED

Karen Johnson Davidson County
Batch# 1260359 DEEDWARR
04/15/2025 03:48:30 PM 3 pgs
Fees: $18.00 Taxes: $2,978.50
20250415-0028871

File No. EY-25-9218

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $805,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of April, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Baum and Elizabeth Baum	**Cadence Bank, ISAOA/ATIMA**	
(NAME) 94 Mckennell Drive	(NAME) **5217 Maryland Way**	072-15-4G-002.00-CO
(ADDRESS) Nashville, TN 37206	(ADDRESS) **Brentwood, TN 37027**	
(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, I/we, **Phillip H. Lee, a single man and Traci M. Poole, a single woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Baum and Elizabeth Baum, husband and wife**, HEREINAFTER CALLED THE GRANTEE, 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 Unit B of 1501 Porter Road and 94 McKennell Drive Townhomes and described in a Declaration of record in Instrument No. 20170818-0084990, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and, regulations ..imposed upon and relating to the units, property, co-owners and tenants', the plat filed as Exhibit "B" to said Declaration and By-Laws appended thereto as Exhibit "C, said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for. a more complete identification and description of said Unit.

Being the same property conveyed to Phillip H. Lee and Traci M. Poole by Warranty Deed from The Perp Fund, LLC of record in Instrument No. 20190327-0027535 Register's Office for Davidson County, Tennessee, dated March 20, 2019 and recorded on March 27, 2019.

Being the same property conveyed to Phillip H. Lee by Quitclaim Deed from Phillip H. Lee and Traci M. Poole of record in Instrument No. 20190703-0064935 Register's Office for Davidson County, Tennessee, dated June 28, 2019 and recorded on July 03, 2019.

Being the same property conveyed to Phillip H. Lee and Traci M. Poole by Quitclaim Deed from Phillip H. Lee of record in Instrument No. 20191114-0117433 Register's Office for Davidson County, Tennessee, dated November 14, 2019 and recorded on November 14, 2019.

This is property more commonly known as 94 Mckennell Drive, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 15th day of April, 2025.

Phillip H. Lee

Traci M. Poole

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of April, 2025, before me personally appeared Phillip H. Lee and Traci M Poole, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of April, 2025.

Notary Signature
My commission expires:

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

True Copy Certification

I, **Tonya Cherry,** 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 this the 15 day of April, 2025.

Affiant Signature
Date 4/15/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 15 day of April, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027