Karen Johnson Davidson County
Batch# 1280747 DEEDWARR
06/03/2025 10:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20250603-0043417

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250450790** CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $490,000.00. Amanda Allen Affiant Subscribed and sworn to before me, this 28th day of May, 2025. Carmen Coats Notary Public My Commission Expires: 3/3/26

WARRANTY DEED

Address New Owner: Sabrina Lance and Zach Lance 532 Northcrest Drive Nashville TN 37211	Send Tax Bills To: ~~New Owner~~ a/c GUILD MORTGAGE COMPANY, LLC 5887 COPLEY DR SAN DIEGO, CA 92111	Tax Information: Tax Parcel ID No. 147 11 0 050.00

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, **Daniela Baugh and Adrian Baugh, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sabrina Lance and Zach Lance, Wife and Husband**, ("Grantees"), their 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 No. 441 on the Plan of WHISPERING HILLS, SECTION II-C of record in Plat Book 2663, Page(s) 66 and 67, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Daniela Baugh and Adrian Baugh, wife and husband, by Warranty Deed from Denise Gauthier Moody, a Single Woman, of record in Instrument No. 20210728-0101665, in the Register's Office of Davidson County, Tennessee, dated July 16, 2021 and recorded on July 28, 2021.

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.

Taxes for the year 2025 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WHISPERING HILLS, SECTION II-C, as recorded in Plat Book 2663, Page(s) 66 and 67.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2797, Page 483.

Easement for the flow of the waters of Unknown, and the rights of the public therein.

This is improved property located at 532 Northcrest Drive Nashville TN 37211

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 28th day of May, 2025.

Daniela Baugh

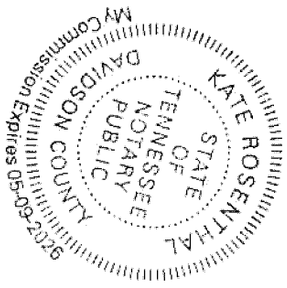
Adrian Baugh

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Daniela Baugh and Adrian Baugh, 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 28th day of May, 2025.

Notary Public
My Commission Expires: _____



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 May 28. 2025.

Affiant Signature

3rd day of June, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of June, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028