WARRANTY DEED

Karen Johnson
Batch # 1285181
06/17/2025 10 29 10 AM
Fees $13 00 Taxes $1,070 41

20250617-0047419

Davidson County
DEEDWARR
2 pgs

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,300 00

x _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of June, 2025

_____
Notary Public

MY COMMISSION EXPIRES 10/21/2028 (AFFIX SEAL)

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

#17652

Return to:

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
ReColor Properties, LLC	NEW OWNER	11908009600
(NAME)	(NAME)	
100 Tuliptree Ct		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, **James W. Baley Jr.,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **ReColor Properties, LLC,** 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

Lot No 62 on the map of Glencliff Estates, Section number 2, as of record in Book 1130, pages77-78, Register's Office for Davidson County, Tennessee described as follows

Said Lot No 62 fronts 120 feet on the Southeasterly side of Greymont Drive and runs back between lines 291 8 feet on the Northeasterly line and 278 8 feet on the Southwesterly line to a dead line in the rear, on which it measures 40 5 feet

Being the same property conveyed to James W Baley, a single person, by deed from James Allen McCroskey and wife, Caron D McCroskey, and John Dawson McCroskey, of record in Instrument Number 20040721-0086984 James W Baley a/k/a James William Baley having died and by Part 2, Item 2 02 of the Last Will and Testament of James William Baley, deceased, of record in Probate File 11P228, Probate Court Clerk's Office for Davidson County, Tennessee, and recorded in Instrument Number 20111014-0080201, property was devised to James W Baley, Jr

This conveyance is subject to any and all existing restrictions and easements of record

This property has never been used as the Grantors marital residence

unimproved ☐

This is improved ☑ property, known as 706 Greymont Drive, Nashville, TN 37217
(House Number) (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 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 hands this 6th day of June, 2025

James W. Baley Jr.

James W Baley Jr

State of Tennessee
County of Davidson

Personally appeared before me James W Baley Jr, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained

WITNESS my hand and seal this 6th day of June, 2025

Notary Public
My Commission Expires 10/21/2028

File No 17652

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY