RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-31953-25

Karen Johnson Davidson County
Batch# 1297926 DEEDWARR
07/15/2025 02:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20250715-0055839

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

AFFIANT

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

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeremy Owen and Lisa Baugh	Same address as new owner	107-04-0-026.00

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED FORTY THOUSAND AND 00/100 Dollars ($340,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JULIE LYNN TUCKER, MARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JEREMY OWEN AND LISA BAUGH, UNMARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Lot No. 43 on the Plan of Larkwood, of record in Book 2900, page 144, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Harvey W. Harris, Jr., from Julie Tucker by Quit Claim Deed dated December 23, 2015 and recorded December 31, 2015 in Instrument #20151231-0131389, said Register's Office. Also being the same property title to which vested in Julie Tucker as the sole heir-at-law of Harvey W. Harris, Jr., see Affidavits of Heirship of record in Instrument No. 202507150055837 & 202507150055838, in the Register's office of Davidson County, Tennessee.

Being the same property conveyed to Harvey W. Harris and wife, Shirley R. Harris, from Billy G. Herrod and wife, Georgia S. Herrod, by Warranty Deed dated January 8, 1968 and recorded January 18, 1968 in Book 4206, page 100, said Register's Office. The said Shirley R. Harris having died January 1, 2007, and the said Harvey Wayne Harris, aka Harvey Wayne Harris, Sr., having died March 17, 2015, and his estate was probated in the Circuit Court for Davidson County, Tennessee, Case No. 15P565, wherein title to said property was vested in Harvey W. Harris, Jr., as devisee under the Last Will and Testament of the said Harvey Wayne Harris, Sr.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 561 Lockwood Court, Nashville, TN 37214

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

This having never been the personal residence of the grantor at any time, Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

WITNESS MY/OUR HANDS, this 14th day of July, 2025

GRANTOR(S)

Julie Lynn Tucker

Julie Lynn Tucker

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, Julie Lynn Tucker, 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 and seal, this the 14th day of July, 2025.

Notary Public

Jennifer Gentry

Printed Notary Name

My commission expires: 11/27/2027

JENNIFER GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF
MY COMM. EXPIRES

JENNIFER GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES NOVEMBER 27, 2027

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 July 14, 25 (date of document).

Jennifer Pennell

July 15, 25

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this July 15, 2025.

Rachel K. Wilkie

Notary's Signature

My Commission Expires: _____

Notary's Seal

RACHEL K. WILKIE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028