WARRANTY DEED

Karen Johnson Davidson County
Batch# 1298297 DEEDWARR
07/16/2025 03:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,924.00
20250716-0056308

File #25-TC-1818-C

(SEAL)
RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 5-19-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $520,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF July, 2025.

Notary Public
MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sarah Odell Guynes and Rebecca O'Mell Guynes	Same	
(NAME)	(NAME)	**073 09 0 135.00**
1818 Willow Springs Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

MICHAEL R. BAUM AND ELIZABETH R. BAUM, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

SARAH ODELL GUYNES AND REBECCA O'MELL GUYNES, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of SECTION I, HENDERSON GARDENS, of record in Plat Book 2900, Page 75, 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 Michael R. Baum, a single man, by Warranty Deed from David Compton and Martha Wilkinson (f/k/a Martha Compton), of record in Instrument No. 20130520-0050461, in the Register's Office of Davidson County, Tennessee, dated May 17, 2013 and recorded on May 20, 2013. Also see Scrivener's Affidavit of record in Instrument No. 20130604-0056013, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Michael R. Baum and Elizabeth R. Baum, husband and wife, as tenants by the entirety, by Quitclaim Deed from Michael R. Baum, married, of record in Instrument No. 20210824-0114265, in the Register's Office of Davidson County, Tennessee, dated May 28, 2021 and recorded on August 24, 2021.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION I, HENDERSON GARDENS, as recorded in Plat Book 2900, Page(s) 75.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3031, Page 604.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ unimproved __X___ improved property known as: 1818 Willow Springs Drive, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 15th day of July, 2025.

Michael R. Baum

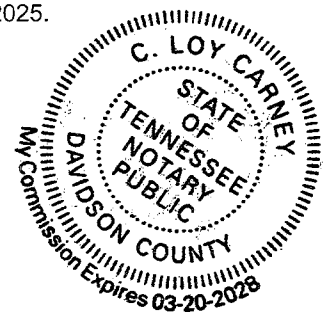
Elizabeth R. Baum

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of July, 2025, before me personally appeared Michael R. Baum, 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 July, 2025.

Notary Signature
My commission expires:

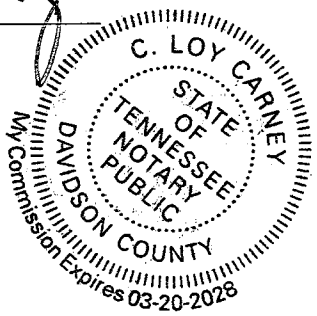


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of July, 2025, before me personally appeared Elizabeth R. Baum, 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 July, 2025.

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, Abby L. Woodward, 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 7.15.25 (date of document).

Affiant Signature

July 15, 2025
Date

State of Tennessee

County of Sumner

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

ABBY L. WOODWARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Notary's Signature

MY COMMISSION EXPIRES: 4.22.29

NOTARY'S SEAL