WARRANTY DEED

Karen Johnson Davidson County
Batch# 1302798 DEEDWARR
07/28/2025 09:41:30 AM 3 pgs
Fees: $18.00 Taxes: $3,182.00
20250728-0059258

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

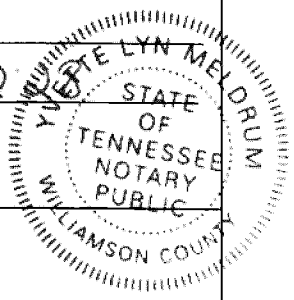
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $860,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JULY, 2025.

Notary Public

MY COMMISSION EXPIRES: 8.12.28
(AFFIX SEAL)



THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2025-1174

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
William Ray Bares and Sharyl Laun Montague 1995 Declaration of Trust	William Ray Bares and Sharyl Laun Montague 1995 Declaration of Trust	083-01-0-147.00
(NAME)	(NAME)	
1071 Laureles Drive	1071 Laureles Drive	
(ADDRESS)	(ADDRESS)	
Los Altos CA 94022	Los Altos CA 94022	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Eight Hundred Sixty Thousand And No/100 Dollars ($860,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CINDY BAINES AND TIMOTHY BAINES, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM RAY BARES AND SHARYL LAUN MONTAGUE 1995 DECLARATION OF TRUST,** HEREINAFTER CALLED THE GRANTEE, THEIR SUCCESSORS 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 the westerly part of Lot No. 13 on the plan of W. H. Hyronemus Plan, as shown by plat of record in Plat Book 161, Page 174, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said part of Lot No. 13 fronts 50 feet on the southerly margin of Sharpe Avenue, also known as West Sharpe Avenue, and extends back between parallel lines 168 feet to an alley.

Being the same property conveyed to Cindy Baines and Timothy Baines, wife and husband by Warranty Deed from Larry Thomas Scalf, unmarried of record in Instrument No. 20130502-0044177, in the Register's Office for Davidson County, Tennessee, dated April 29, 2013 and recorded on May 02, 2013.

Subject to: 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 records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2025, a lien not yet due and payable.

unimproved ☐
This is improved ☑ property, known as 1030 Sharpe Ave, Nashville, TN 37206
(House No.) (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 successors 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 successors 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 our hands this 21st day of July, 2025.

Cindy Baines
Cindy Baines

~~Tiimothy~~ Baines
Timothy

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 21st day of July, 2025, before me personally appeared Cindy Baines and ~~Tiimothy~~ Timothy Baines, 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 (or person's) free act and deed.

Notary Public

My Commission Expires: 3-23-27

Amelia Swanson
State of Tennessee Notary Public
Williamson County

True Copy Certification

I, Yvette Meldrum, 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 21, 2025.

Affiant Signature _____

July 21, 2025

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 21st of July 2025.

_____
Notary's Signature

MY COMMISSION EXPIRES: 3-23-27

