Karen Johnson Davidson County
Batch# 1303954 DEEDWARR
07/31/2025 08:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20250731-0060428

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $405,000.00.

Affiant

Subscribed and sworn to me on 07/30/25.

NOTARY PUBLIC

My Commission Expires: 07/02/29

KATHERINE COOPER STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/02/2029 DAVIDSON COUNTY

KATHERINE C... STATE OF TENNESS... NOTARY PUBLIC My Commission Expires on 07/02/2029 DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Kevin Jackson Jaeleigh Jackson 600 Sunnyslope Court Goodlettsville, TN 37072	Movement Mortgage, LLC 8024 Calvin Hall Road Indian Land, SC 29707	012-03-0-012.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, JONATHAN ISAAC BAUGHMAN AND SUSAN SAIRTUNG BAUGHMAN, TRUSTEES OF THE BAUGHMAN FAMILY TRUST DATED MAY 10, 2017, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Kevin Jackson and Jaeleigh Jackson, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 17, as shown on the map entitled Grizzard Manor Section Two, of record in Plat Book 4660, page 17, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JONATHAN I. BAUGHMAN, MARRIED, by deed from BROCK A. SKAGGS AND DENISE SKAGGS, HUSBAND AND WIFE, of record in Instrument No. 20190311-0021885, dated March 1, 2019, said Register's Office.

Further being the same property conveyed to JONATHAN ISAAC BAUGHMAN AND SUSAN SAIRTUNG BAUGHMAN, TRUSTEES OF THE BAUGHMAN FAMILY TRUST DATED MAY 10, 2017, by quitclaim deed from JONATHAN I. BAUGHMAN, MARRIED, of record in Instrument No. 20191104-0113472, dated October 22, 2019, said Register's Office.

Further being the same property conveyed to JONATHAN BAUGHMAN, A MARRIED MAN, by quitclaim deed from JONATHAN ISAAC BAUGHMAN AND SUSAN SAIRTUNG BAUGHMAN, TRUSTEES OF THE BAUGHMAN FAMILY TRUST DATED MAY 10, 2017, of record in Instrument No. 20200923-0109075, dated September 16, 2020, said Register's Office.

Further being the same property conveyed to JONATHAN ISAAC BAUGHMAN AND SUSAN SAIRTUNG BAUGHMAN, TRUSTEES OF THE BAUGHMAN FAMILY TRUST DATED MAY 10, 2017, by quitclaim deed from JONATHAN BAUGHMAN, of record in Instrument No. 202011200136732, dated November 3, 2020, said Register's Office.

This is improved property known as 600 Sunnyslope Court, Goodlettsville, Tennessee 37072.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 my hand and official seal on 07/ 28th /25.

BAUGHMAN FAMILY TRUST DATED MAY 10, 2017

By: Jonathan Isaac Baughman, Trustee

By: Susan Sairtung Baughman, Trustee

STATE OF California
COUNTY OF Santa Clara

On this 28th day of July, 2025, before me, the undersigned Notary Public, personally appeared Jonathan Isaac Baughman and Susan Sairtung Baughman, known to me (or proved to me on the basis of satisfactory evidence), to be the trustees of the BAUGHMAN FAMILY TRUST DATED MAY 10, 2017, the within named bargainor, and that they as such trustees executed the foregoing instrument for the purposes therein contained, by signing the name of the BAUGHMAN FAMILY TRUST DATED MAY 10, 2017 by themselves as such trustees.

Witness my hand and official seal on 07/ 28 /25.

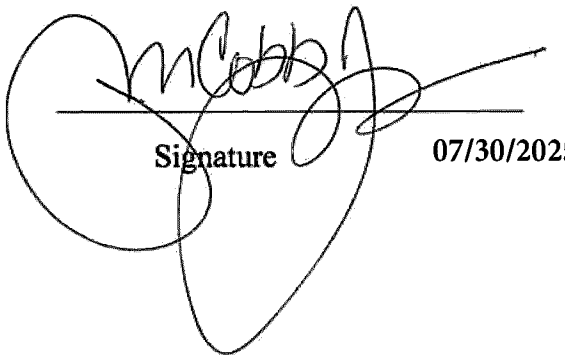
NOTARY PUBLIC

MARY VU
Notary Public - California
Santa Clara County
Commission # 2424834
My Comm. Expires Nov 1, 2026

My Commission Expires: Nov 1, 2026

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on **July 30, 2025.**



Signature 07/30/2025

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 30th day of July, 2025.

Brenda Lewis

Notary's Signature

My Commission Expires: 9-8-2025

