WARRANTY DEED

Karen Johnson Davidson County
Batch# 1326314 DEEDWARR
09/24/2025 01:00:30 PM 4 pgs
Fees: $23.00 Taxes: $814.00
20250924-0076251

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Tiffiney Baur (Affiant)

Sworn to and subscribed before me this 24th day of September, 2025.

Marcya H D Bove Notary Public

My commission expires: 7/3/2028

MARCYA H. D. BOVE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Marcya H. D. Bove, Esq.
City House Title LLC
414 Bridge Street
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Tiffiney Baur and John Baur (NAME)	**Tiffiney Baur and John Baur** (NAME)	**160-14-0B-120.00-CO**
521 Brennan Lane (ADDRESS)	**521 Brennan Lane** (ADDRESS)	
Franklin, TN 37067 (City) (State) (Zip)	**Franklin, TN 37067** (City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Dale L. Finley and Carla J. Finley, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Tiffiney Baur and John Baur, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 5824 in Brentwood Trace Condominiums, as shown on the Plan of Brentwood Trace Condominiums of record in Book 5200, Page 261, Register's Office for said Davidson County, Tennessee, and described in a Master Deed recorded in Book 5524, Page 415; amended in Book 5545, Page 510, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Dale L. Finley and wife, Carla J. Finley by Warranty Deed from Viola V. Fingerlow, unmarried of record in Instrument No. 20040102-0000599 Register's Office for Davidson County, Tennessee, dated December

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, (5) all other matters of public record, (6) taxes for the year 2025 and subsequent years, a lien not yet due and payable, (7) subject to all matters shown on the Plan of record in Plat Book 5200, Page 261, Register's Office for Davidson County, Tennessee, (8) the premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Brentwood Trace of record in Book 5524, Page 415, as amended in Book 5545, Page 510, Register's Office for Davidson County, Tennessee, (9) By-Laws of Brentwood Trace Condominiums of record in Book 5524, Page 424, as amended in Book 5537, Page 988 and Book 5868, page 70, in the Register's Office for Davidson County, Tennessee, (10) Deed of Conveyance of Record of record in Book 6122, Page 419 and Book 6122, Page 424, in the Register's Office for Davidson County, Tennessee, and (11) Grant of Easement of record in Instrument Number 20181029-0106563, in the Register's Office for Davidson County, Tennessee.

This is improved property informally known as 5824 Bretnwood Trace, Brentwood, TN.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 24th day of September, 2025.

_____ (SEAL)
Dale L. Finley

_____ (SEAL)
Carla J. Finley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 24th day of September, 2025, before me personally appeared Dale L. Finley and Carla J. Finley, 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 24th day of September, 2025.

_____
Notary Signature
My commission expires: 7/3/2028

MARCYA H. D. BOVE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Marcya Bove, 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 09/24/2025 (date of document).

Marcya H. Bove
Affiant Signature

09/24/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 24th day of September 2025

Rebekah E. Fisher
Notary's Signature

MY COMMISSION EXPIRES: 10/26/2025

NOTARY'S SEAL

