Karen Johnson Davidson County
Batch# 1350666 DEEDWARR
11/25/2025 10:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20251125-0093972

WARRANTY DEED

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $295,000.00.

Affiant

Subscribed and sworn to before me, this the 21st day of November, 2025.

Notary Public

My commission expires: 9/27/26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Robert Byron Mcewen, III	**"NEW OWNER"**	**108-16-0-025.00**
5028 Napoli Drive		
Mt. Juliet, TN 37122		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Justin Michael Baynes and wife Brooke Ashlee Baynes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert Byron Mcewen III, a married man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Lot No. 25-A, on the Plan of Zone Lot Division of Lots 20 & 25, Section 1, Percy Priest Woods of record in Plat Book 5200, Page 685, amending Plat Book 5200, Page 472, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Justin Michael Baynes, unmarried and Brooke Ashlee Wood, unmarried by Deed from Amy Smith, married of record in Instrument No. 20180131-0009891, dated January 30, 2018, and further Justin Michael Baynes and Brooke Ashlee Woods n/k/a Brooke Ashlee Baynes, as tenants-in-common conveyed their interest in said property to Justin Michael Baynes and wife, Brooke Ashlee Baynes by Quitclaim Deed of record in Instrument No. 20190923-0096119, dated September 16, 2019, said Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **Subject to all matters shown on the Plan of record in Plat Book 5200, page 472, as amended in Plat Book 5200, page 685, said Register's Office.**

2) **Restrictive Covenants contained in instrument of record in Book 5984, page 865, as amended in Book 6020, page 270, Book 6097, page 11, Book 6353, page 307, and Book 6560, page 667, said Register's Office.**

3) Deed of Conveyance of Water Mains of record in Book 6147, page 886, said Register's Office.

4) Deed of Conveyance of Sewer Lines of record in Book 6147, page 893, said Register's Office.

5) Taxes for the current year which have been prorated between the parties and were paid by the Grantor herein and the herein Grantee(s) assume any subsequent years, not yet due and payable.

This is improved property, known as 3273 Priest Woods Drive, Nashville, TN 37214.

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) that I/we am/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 I/we do further covenant and bind myself/ourselves, my/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 21st day of November, 2025.

Justin Michael Baynes
Justin Michael Baynes

Brooke Ashlee Baynes
Brooke Ashlee Baynes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Justin Michael Baynes and wife, Brooke Ashlee Baynes the within named bargainor(s), 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 official seal at Nashville, Tennessee, this 21st day of November, 2025.

MBoyd
Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Tiffany Pollard, 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 November 21, 2025

Affiant Signature

November 21, 2025

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 21th day of November, 2025.

Notary's Signature

My Commission Expires: 09/27/2026

Notary's Seal

