Karen Johnson Davidson County
Batch# 1364166 DEEDWARR
12/31/2025 12:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,465.20
20251231-0104515

ALVIN JOHNSON JR
Notary Public, State of Kansas
My Appointment Expires
April 03, 2027

(Notary Stamp)

STATE OF ~~TENNESSEE~~ KANSAS
COUNTY OF ~~DAVIDSON~~ LEAVENWORTH

The actual consideration or value, whichever is greater, for this transfer is $396,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of December, 2025.

Notary Public

My commission expires: 04-03-2027

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
174 Saundersville Rd, Ste 102, Hendersonville, TN. 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Angel Person	New Owner	025-08-0A-082.00-CO
393 South Downs Circle		
Goodlettsville, TN 37072		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Emily Erin Baugus and Katy Elizabeth Baugus, wife and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Angel Person, unmarried woman

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 82 on the Plan of Final Plat of Parkview Preserve, Phase 1B of record in Plat at Instrument No. 20190702-0064469, 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 Emily Erin Baugus and Katy Elizabeth Baugus, wife and wife by Warranty Deed from Kenneth Dowdy, an unmarried man of record in Instrument No. 20230907-0070339, Register's Office for Davidson County, Tennessee, dated September 05, 2023 and recorded on September 07, 2023.

This is improved property known as **393 South Downs Circle, Goodlettsville, TN 37072.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 19th day of December, 2025.

Emily Erin Baugus

Katy Elizabeth Baugus

STATE OF ~~TENNESSEE~~ KANSAS
COUNTY OF ~~DAVIDSON~~ LEAVENWORTH

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Emily Erin Baugus and Katy Elizabeth Baugus, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 19 day of December, 2025.

Notary Public
My Commission Expires: 04-03-2027

Lenders Title Company File No. 25-001297-626

ALVIN JOHNSON JR
Notary Public, State of Kansas
My Appointment Expires
April 03, 2027

SP 11/2015

Tennessee Certification of Electronic Document

I, Crystal Johnson, 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 12/19/2025 (date of document).

Affiant Signature

12/31/2025
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me this 31 day of Dec, 2025.

Notary's Signature

My Commission Expires: 3-23-27

Notary's Seal

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County