Karen Johnson Davidson County
Batch# 1373219 DEEDWARR
01/29/2026 08:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20260129-0006152

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$285,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF JANUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 9/10/29
(AFFIX SEAL)

JULIE BOSTIAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Southern Estates Title & Escrow, LLC, 554 Franklin Road, Suite 103, Franklin, TN 37069

File No.: 25-0434

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
William P. Lyons and Jennifer Newman	United Wholesale Mortgage, LLC	072-13-0-460.00
(NAME)	(NAME)	
913 Douglas Avenue	585 South Blvd., East	
(ADDRESS)	(ADDRESS)	
Nashville TN 37206	Pontiac, MI 48341	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Eighty-Five Thousand And No/100 Dollars ($285,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **BAUGHER HOMES 104, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM P. LYONS AND JENNIFER NEWMAN, HUSBAND AND WIFE, AS JOINT TENANTS**, 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. 2 on the Plan of Resubdivision of Lots 218, 219 & 220 of the Plan of Trevecca Subdivision of Renraw, of record in Instrument No. 20100629-0050668, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Included in this transfer is Manufactured Home: 1997 Fairmont #1/Century Homes and identified by Manufacturer's Serial No.

MY98 104597AB.

Being the same property conveyed to William L. Baugher by Warranty Deed from Robert J. Trummeter and Kimberly C. Scott-Trummeter, Trustees of the Trummeter Family Trust dated June 15, 2011 of record in Instrument No. 20120724-0064997 Register's Office for Davidson County, Tennessee, dated July 20, 2012 and recorded on July 24, 2012.

Being a portion of the same property conveyed to Baugher Homes 104, LLC, a Tennessee limited liability company, by Quitclaim Deed from William L. Baugher of record in Instrument No. 20170110-0002737 Register's Office for Davidson County, Tennessee, dated December 30, 2016 and recorded on January 10, 2017.

unimproved ☐
This is improved ☑ property, known as 913 Douglas Avenue, 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 heirs 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 successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 hand this 21st day of January, 2026.

Baugher Homes 104, LLC

BY: _____
William Baugher, Sr.,
Managing Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public, of the state and county mentioned, personally appeared William Baugher, Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Managing Member (or other officer authorized to execute the instrument) of Baugher Homes 104, LLC, the within named bargainor, a limited liability company, and that such William Baugher, Sr. as such Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Managing Member.

Witness my hand and seal, at office in Franklin, Tennessee, this 21st day of January, 2026.

_____
Notary Public

My Commission Expires: 9/16/29

JULIE BOSTIAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

CERTIFICATION OF AUTHENTICITY

I, Jennifer Stacey, do hereby make oath that I am a licensed attorney and/or 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 Jan 21, 2026

Affiant
Date:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed to before me this 23 day of Jan, 2026

Notary Public

My Commission Expires: 9/16/29

JULIE BOSTIAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY