Karen Johnson Davidson County
Batch# 1388997 DEEDWARR
03/05/2026 11:04:30 AM 4 pgs
Fees: $23.00 Taxes: $7,755.20
20260305-0017708

WARRANTY DEED

TIFPHANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,096,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of March, 2026.

Notary Public

MY COMMISSION EXPIRES: 5-9-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2026-GTE-32

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jeffrey Thomas Baynham	Same as new owner	117 07 4O 002.00
(NAME)	(NAME)	
3426 Stokesmont Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Daniel Eric Pressly and Kailey Jane Gear, husband and wife** (the "**Grantors**"), have bargained and sold, and by these presents does hereby transfer, grant and convey to **Jeffrey Thomas Baynham, a single man** (the "**Grantee**), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2026 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law (the "**Permitted Exceptions**").

This is improved property located at 3426 Stokesmont Road, Nashville, TN 37215.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee, his heirs and assigns, in fee simple forever.

Grantors covenants with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantors further covenants with Grantee that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantors further covenants and binds themselves, and their heirs and assigns, to warrant and forever defend the title to the Property to Grantees, his heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantors has executed this Warranty Deed the 5th day of March, 2026.

GRANTORS:

Daniel Eric Pressly

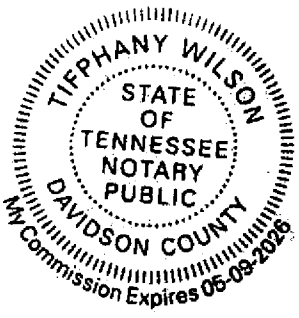
Kailey Jane Gear

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Daniel Eric Pressly and Kailey Jane Gear, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 5th day of March, 2026.



Notary Public

My Commission Expires: 5-9-26

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being Unit B of Homes at 3424 & 3426 Stokesmont Road, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 3424 & 3426 Stokesmont Road, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20200803-0085367, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 3424 & 3426 Stokesmont Road, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20200803-0085367, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Daniel Eric Pressly and Kailey Jane Gear, husband and wife by Warranty Deed from Claiborne Kunze and Karly Kunze, husband and wife, of record in Instrument No. 20240402-0023209, in the Register's Office of Davidson County, Tennessee, dated April 01, 2024 and recorded on April 02, 2024.

Being the same property conveyed to Claiborne Kunze and Karly Kunze, husband and wife, by Warranty Deed from White Pines Building Group, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20220105-0002003, in the Register's Office of Davidson County, Tennessee, dated January 04, 2022, and recorded on January 05, 2022.

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 March 5, 2026.

Affiant Signature

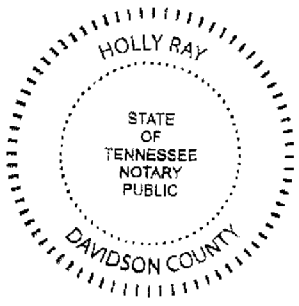
March 5, 2026

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 5th day of March, 2026.



Notary's Signature

My Commission Expires: 03/09/27