Karen Johnson Davidson County
Batch# 1438644 DEEDWARR
06/26/2026 02:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,620.60
20260626-0058126

WARRANTY DEED

Bailey-T26-030

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $438,000.00.

C Bailey
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 12TH DAY OF JUNE, 2026.

C. Loy Carney
(Affix Seal) Notary Public

My Commission Expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
TITLE SOLUTIONS, LLC
201A Molly Walton Drive
Hendersonville, TN 37075 (615)264-8709

Address of New Owner(s):	Send Tax Bills To:	Tax ID No(s).:
Cynthia Bailey	American Financial Resources, LLC	162-01-0 021.00
353 Tusculum Road	8 Campus Drive, Suite 401	
Nashville, TN 37211	Parsippany-Troy Hills, NJ 07054	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Darlene M. Biebesheimer, unmarried and Vicky J. Trotter, unmarried**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Cynthia Bailey, an unmarried woman**, hereinafter called the Grantee, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, described according to a survey by Campbell Surveying, Co. dated September 28, 1989, as follows:

Beginning at a point on the southerly margin of Tusculum Road located .426 miles, more or less, from Nolensville Road, said point being the northwesterly corner of the Church of Christ property (Book 4621, page 388); thence, with the Church's westerly property line south 2 deg. 20 min. East 338.7 feet to a point in the northerly property line of David Vernon Smith (Book 5124, page 300); thence with Smith's northerly property line south 84 deg. West 114.6 feet to the southeasterly corner of the George A. Gunselman property (Book 3255, page 217:Darlene M. Biebesheimer, unmarried and Vicky J. Trotter, unmarried); thence, with Gunselman's easterly property line North 6 deg. West 332 feet to a point on the southerly margin of Tusculmum Road; thence with said margin eastwardly 137 feet to the point of beginning.

Being the same property conveyed to Darlene M. Biebesheimer, unmarried and Vicky J. Trotter, unmarried by Deed from Charles Mashburn and wife, Sherrie Mashburn of record in Inst # **20040219-0019167**, recorded on 02/19/2004, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Property Taxes for the year 2026 and all subsequent years. Any and all existing easements and restrictions as shown of record not stated herein.

unimproved ☐
This is improved ☑ Property known as: **353 Tusculum Road, Nashville, TN 37211**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, 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 12 day of June, 2026

Darlene M. Biebesheimer

Vicky J. Trotter

STATE OF TN

Davidson OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Darlene M. Biebesheimer and Vicky J. Trotter, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.
Witness my hand, at office, this 26 day of June, 2026.

Notary Public

My Commission Expires: _____

RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 5-19-2027

True Copy Certification

I, **Jodi Jackson,** 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 this the 12 day of June, 2026.

Affiant Signature
Date 6/12/26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 12 day of June, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

