Karen Johnson Davidson County
Batch# 1440849 DEEDWARR
07/01/2026 10:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20260701-0059395

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES: 9-7-26
(AFFIX SEAL)

TERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Y-LH-26-1548

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
William A. Womack	**Vanderbilt Mortgage and Finance, Inc. DBA Silverton Mortgage**	
(NAME)	(NAME)	
1548 Emerald Bay Boulevard	**1201 Peachtree ST NE, 2050**	**049-12-0A-036.00-CO**
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	**Atlanta, GA 30361**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ERIN L. BAKER, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM A. WOMACK, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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, Being Lot No. 36 on The Final Plat of Prestwick Place, of record in Instrument No. 20040723-0088164, Register's Office for Said County, To Which Reference is made for a more Complete Description.

Being the same property conveyed to Erin L. Baker an unmarried woman by Warranty Deed from Shanika C. Matthews N/K/A Shanika Wilder, a married woman of record in Instrument No. 201504014-0032825 Register's Office for Davidson County, Tennessee, dated April 10, 2015 and recorded on April 14, 2015.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat at Instrument No. 20040723-0088164, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20040831-0104880, Register's Office for Davidson County, Tennessee.
- Charter of record in Book 6742, Page 56 and Instrument 20040831-0104875, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1548 Emerald Bay Boulevard, Whites Creek, Tennessee 37189**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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 the 26th DAY OF JUNE, 2026.

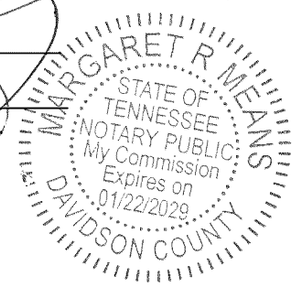
Erin L. Baker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERIN L. BAKER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of June, 2026.

Notary Public
My Commission Expires: _____
(SEAL)



CERTIFICATE OF AUTHENTICITY

I, Sheila Ivey, 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 6/26, 2026.

Affiant
Date: June 30 ,2026.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 30 day of June, 2026.

Notary Public Theresa L. Smith

My Commission Expires: 9-7-2026.

