Karen Johnson Davidson County
Batch# 1445898 DEEDWARR
07/14/2026 11:31:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260714-0063442

THIS INSTRUMENT PREPARED BY:
PAUL C. HAYES, ESQ.
HAYES LAW, PLLC
112 WESTWOOD PLACE, SUITE 310
BRENTWOOD, TENNESSEE 37027
(615) 866-6800

WARRANTY DEED

Consideration Certificate

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $0. Pursuant to Tenn. Code Ann. § 67-4-409(a)(1)(C)(vi), the transfer of the property described herein is exempt from the Tennessee Realty Transfer tax.

Laura Hunter Baggett

Laura Hunter Baggett, as Trustee, Affiant

Subscribed and sworn to before me,
this 14th day of July, 2026.

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-28-2029

Notary Public

My Commission Expires: 5/28/2029

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
Michael Gene Baggett and Laura Hunter Baggett, Co-Trustees of the Michael and Laura Baggett Revocable Trust 5402 Beacon Drive Nashville, TN 37215	Michael Gene Baggett and Laura Hunter Baggett, Co-Trustees of the Michael and Laura Baggett Revocable Trust 5402 Beacon Drive Nashville, TN 37215	Map 130-11-0 Parcel 089.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, we, **MICHAEL G. BAGGETT** and wife, **LAURA H. BAGGETT,** (collectively, the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto **MICHAEL GENE BAGGETT and LAURA HUNTER BAGGETT, as Co-Trustees of the MICHAEL AND LAURA BAGGETT REVOCABLE TRUST under agreement dated July 14, 2026** (the "Grantee"), its successors and

assigns, all of the Grantor's right, title, and interest in and to a certain tract of real property located in Davidson County, Tennessee, being more particularly described as follows:

> Land in Davidson County, Tennessee being Lot(s) 14, of Block P, as shown on the map entitled Tyne Meade, Section IV, of record in Plat Book 1424, page(s) 25, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed by Stewart F. Stowers to Michael G. Baggett and Laura H. Baggett, husband and wife, by deed dated April 28, 2005, recorded as Instrument No. 20050429-0048086, in the Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to the following:
>
> 1. The Deed of Trust of record as Instrument No. 20220309-0026678, Register's Office for Davidson County, Tennessee, securing a certain promissory note dated February 22, 2022, from Michael Gene Baggett and wife, Laura H. Baggett to Legacy Home Loans, LLC dba Steadfast Mortgage, in the original principal amount of Six Hundred Thousand ($600,000.00) Dollars.
> 2. Matters shown on the Plan of record in Book 1424, page(s) 25, said Register's Office.
>
> This is improved property commonly known as 5402 Beacon Drive, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantor does covenant with Grantee that Grantor 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 otherwise disclosed to the Grantee. Grantor does further covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

This deed was prepared without the benefit of a title search and uses the legal description for the property herein conveyed as reflected in the deed of conveyance to the Grantor. The property is conveyed subject to such limitations, restrictions, easements, and encumbrances as may affect the subject property.

This transfer is made pursuant to the provisions of Tenn. Code Ann. § 35-15-510, which provides in part that any property conveyed by spouses who held such property as tenants by the entirety, such as the Grantor, to any revocable trust(s), such as the Grantee, shall have the same immunity from the claims of their respective creditors as if such property had continued to be held by the Grantor as tenants by the entirety.

[Signatures on the following page]

SIGNED this the 14th day of July, 2026.

MICHAEL G. BAGGETT

LAURA H. BAGGETT

STATE OF TENNESSEE)

)

COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MICHAEL G. BAGGETT and wife, LAURA H. BAGGETT**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 14th day of July, 2026.

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05.28.2029

Notary Public

My Commission Expires: 5/28/2029

CERTIFICATE OF AUTHENTICITY

I, Paul C. Hayes, 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 July 14, 2026

7-14-2026
Date

Paul C. Hayes
Paul C. Hayes

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 14th day of July, 2026.

Lisa D. Hill
Notary Public

My Commission Expires: 5/28/2029

Notary's Seal (if on paper)

