WARRANTY DEED

Karen Johnson Davidson County
Batch# 1452765 DEEDWARR
07/30/2026 01:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,337.55
20260730-0070305

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $361,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES: 5.28.28

(AFFIX SEAL)

LISSA GROOM NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jamie Susan Baumann & James Baumann	Old National Bank	108-04-0A-106.00
(NAME)	(NAME)	
1160 Fitzpatrick Road	PO Box 918	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Evansville, IN 47706	
(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 considerations, the receipt of which is hereby acknowledged, I/we Stenia Lynn O'Connor and Kevin O'Connor, wife and husband, as joint tenants with rights of survivorship, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Jamie Susan Baumann and James Baumann, wife and husband, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Situated in Davidson County, Tennessee, and being further described as follows, to-wit

Being Lot No. 53 on the Plan of Phase II, Section IV, A, Villages of Larchwood of record in Instrument No. 20000928-0096098, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Stenia Lynn Martin, an unmarried woman, and Kevin O'Connor, an unmarried man, as joint tenants with rights of survivorship, by Warranty Deed from Christina Rose Neal, an unmarried woman, dated 02/25/2016, of record in Instrument No. 20160304-0020950, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 1160 Fitzpatrick Road, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 2965800
Warranty Deed TN

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), his/her/their 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), his/her/their 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.

Effective the 28th day of July, 2026.

Stenia Lynn O'Connor

Kevin O'Connor

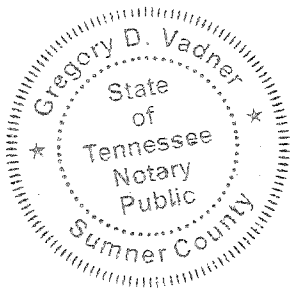
State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stenia Lynn O'Connor and Kevin O'Connor, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 28th day of July, 2026.

Notary Public:
My Commission Expires: 3-23-27

RETURN TO:
Stewart Title Company
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122



CERTIFICATE OF AUTHENTICITY

I, Lissa Groom 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 July 28, 2026.

Lissa Groom
Affiant

Date: July 28, 2026

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 28 day of July, 20 26

Kim Rogers
Notary Public

My Commission Expires: 4/22/2028

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON