Karen Johnson Davidson County
Batch# 1464269 DEEDWARR
08/26/2026 09:14:30 AM 3 pgs
Fees: $18.00 Taxes: $2,867.50
20260826-0078770

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $775,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF Aug, 26.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JENNIFER PENNELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 05-29-2030

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
	New Owners	172-14-0B-192-00
(NAME) Travis M and Tracy Lee Jewett	(NAME)	
(ADDRESS) 5136 Ravens Glen Nashville TN, 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

BRIAN D. BAXTER AND JOSHUA B. KLINECT, A MARRIED COUPLE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

TRAVIS M. JEWETT AND TRACY LEE JEWETT, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 192 on the Plan of Winfield Park, Phase 1, Section 2, Revision 2, of record in Instrument No. 20010313-0024087 (revising plat of record in Instrument No. 20000225-0018480), Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Brian D. Baxter and Joshua B. Klinect, a married couple

Being the same property conveyed to Brian D. Baxter and Joshua B. Klinect, a married couple by Deed dated February 13, 2025 from Richard G. Van Zyl and Sandra F. Van Zyl, husband and wife, recorded February 18, 2025, in Instrument Number 20250218-0011771, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 5136 Ravens Glen, Nashville, TN 37211

LT&E File #23310

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 6 day of July, 2026.

Brian D. Baxter

Joshua B. Klinect

STATE OF Tennessee
COUNTY OF Williamson

On this 6 day of July, 2026 before me, a notary public, personally appeared Brian D. Baxter, to me known or proved to me on the basis of satisfactory evidence, that she/he executed the within instrument for the purposes therein contained.

Notary Public
My Commission Expires: 1/28/2028

WHITNEY LEHMAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Williamson

On this 6 day of July, 2026 before me, a notary public, personally appeared Joshua B. Klinect, to me known or proved to me on the basis of satisfactory evidence, that she/he executed the within instrument for the purposes therein contained.

Notary Public
My Commission Expires: 1/28/2028

WHITNEY LEHMAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

LT&E File #23310

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 7/6/26 (date of document).

Jennifer Pennell

7/6/26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 7/6, 2026.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal