Karen Johnson Davidson County
Batch# 1466923 DEEDWARR
09/02/2026 11:57:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20260902-0081143

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Coffee

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES: 6/8/2027
(AFFIX SEAL)

TAMMY E. HATCH
STATE OF TENNESSEE NOTARY PUBLIC
LINCOLN COUNTY

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW INC., 1415 North Jackson Street, Tullahoma, TN 37388

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NO(S):
Beverly Baugh	Beverly Baugh	Map: 136
3716 Folkstone Drive	3716 Folkstone Dr	Group: 16-+0
Antioch, TN 37013	Antioch, TN 37013	Parcel: 011.00

FOR AND IN 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

Sharon Kay Garner, AKA Sharon Kay Garner Davis, a married woman
hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Beverly Baugh, a single woman
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in the District of Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 73-B on the Zone Lot Division of Lot 73 Chelsea of Priest Lake, Section One-A, as of record in Plat Book 6250, Page 34, Revising Plat Book 5200. page 696, Register's Office for said Davidson County, to which reference is hereby made for a more complete and accurate description of said Lot.

This conveyance is subject to any and all recorded and unrecorded zoning regulations, building restrictions and setback lines, easements, and rights of way for public utilities that affect the subject property.

BEING the same property conveyed to Sharon Kay Garner, now Sharon Kay Davis, by deed from Bria H. Smallwood and wife, Susan S. Smallwood, of record in Book 7390, Page 729, Register's Office for Davidson County, TN, dated October 28, 1987 and recorded on October 30, 1987. This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

Restrictive covenants of record in Book 6213, Page 806 , Register's Office said County. "Covenants, conditions and restrictions "provisions, if any, based on race, color, religion, sex, handicap, familial status or national origin are omitted".

All matters pertaining to the Plat including Restrictions, Easements and Setback Lines as set out per Plat Book 6250, Page 34, and revised in Plat Book 5200. Page 696, Register's Office for said County. Covenants, conditions, restrictions and provisions, if any, based on race, color, religion, sex, handicap, familial status or national origin are omitted.

unimproved ☐
This is improved ☒ property, known as 3716 Folkstone Drive, Antioch, TN 37013

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 our hands this 27th day of August, 2026.

Sharon Kay Garner
Sharon Kay Garner, AKA Sharon Kay Garner Davis
Sharon Kay Davis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Nolensville, TN, on the 27th day of August, 2026.

6/8/2030
My commission expires:

Notary:

File No.: 26-04082-07T

TAMMY E. HATCH
STATE OF TENNESSEE NOTARY PUBLIC
LINCOLN COUNTY

Davidson
County Register of Deeds

I, Rose M. Mines, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 08/27/2026 (date of document).

Affiant Signature

Date: 08/27/2026

State of Tennessee

County of Lincoln

Sworn to and subscribed before me this 27th day of August, 2026.

Notary Signature

MY COMMISSION EXPIRES: 06/08/2030

Notary's Seal (if on paper)

TAMMY E. HATCH
STATE OF TENNESSEE
NOTARY PUBLIC
LINCOLN COUNTY