Karen Johnson Davidson County
Batch# 1472217 DEEDWARR
09/14/2026 10:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,583.60
20260914-0085004

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P26-9939-WE	COUNTY OF Sumner THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 428,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF September, 2026 Notary Public MY COMMISSION EXPIRES: 5/19/27 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC LINZY B. LEHN SUMNER COUNTY MY COMMISSION EXPIRES 5-19-2027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Madyson Traum and Laurie Traum	CrossCountry Mortgage, LLC	
5009 Bonnameade Drive	2160 Superior Ave	074-16-0-016.00
Hermitage, TN 37076	Cleveland, OH 44114	
(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, **Harold Howell, a single man**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Madyson Traum, a single woman and Laurie Traum, a married woman**

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. 468 on the Plan of Hermitage Hills, Section 5, as of record in Book 3300, Pages 1 and 2, Register's Office for Davidson County, Tennessee.

Said Lot No. 468 fronts 89.52 feet on the southerly side of Bonnameade Drive and extends back 162.15 feet on the westerly line and 160 feet on the easterly line to a dead line, measuring 63.40 feet thereon.

Being the same property conveyed to Frederick L. Baker, Jr., and wife, Betty F. Baker by Cash Deed from Robert C. Weaver, Secretary of Housing and Urban Development of Washington D.C. acting by and through the Federal Housing Commissioner of record in Book 4017, Page 497, Register's Office for Davidson County, Tennessee, dated May 06, 1966 and recorded on May 17, 1966.

Betty Faye Baker aka Betty F. Baker, having since died on or about June 08, 2019.

Being the same property conveyed to Harold Howell by Warranty Deed from Frederick L. Baker, Jr., unmarried of record in Instrument No. 20250917-0074149 Register's Office for Davidson County, Tennessee, dated September 12, 2025 and recorded on September 17, 2025.

Subject property has never been a primary or marital residence of the herein named Grantor.

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 is __ unimproved _X_ improved property known as **5009 Bonnameade Drive, Hermitage, TN 37076**

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 the 10 day of September, 2024.

Harold Howell

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Harold Howell,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 10 day of September, 2024.

My Commission expires: Nov 8 2027

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, **R. Patrick Parker**, 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 9/10/2026 (**date of document**).

Affiant Signature

9/10/26

Date

State of TENNESSEE
County of SUMNER

Sworn to and subscribed before me this 10th day of September, **20**26.

Notary's Signature
My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-30-2029