Karen Johnson Davidson County
Batch# 1474515 DEEDWARR
09/17/2026 08:52:30 AM 3 pgs
Fees: $18.00 Taxes: $777.00
20260917-0086554

WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$210,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES: 3/26/2030
(AFFIX SEAL)

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires

THIS INSTRUMENT WAS PREPARED BY
Southern Estates Title & Escrow, LLC, 554 Franklin Road, Suite 103, Franklin, TN 37069

File No.: 26-0194

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Nash-Buildings Constractions & Builders Supplies, LLC	New Owner	072-15-0-030.00
(NAME)	(NAME)	
1178 Waller Rd.		
(ADDRESS)	(ADDRESS)	
Brentwood TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Ten Thousand And No/100 Dollars ($210,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **BAUGHER HOMES 104, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NASH-BUILDINGS CONSTRACTIONS & BUILDERS SUPPLIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS 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. 10 on the Map of James Bums as shown on the plat of record in Plat Book 161, page 98, Register's Office for Davidson County, Tennessee, and more particularly described as follows: Said lot fronts 50 feet on the East side of Pennington Street or Avenue,

and runs back between parallel lines, 150 feet to an alley.

Being part of the same property conveyed to Baugher Homes 104, LLC, a Tennessee limited liability company, by Quitclaim Deed from William L. Baugher, dated the 30th day of December, 2016, recorded on the 10th day of January, 2017, in Instrument No. 20170110-0002737, in the Register's Office for Davidson County, Tennessee

unimproved ☐
This is improved ☑ property, known as 2619 Pennington Avenue, Nashville, TN 37216
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 successors 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 successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 hand this 8th day of September, 2026.

Baugher Homes 104, LLC

BY: _____
William L. Baugher, Jr.
Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public, of the state and county mentioned, personally appeared William L. Baugher, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent (or other officer authorized to execute the instrument) of Baugher Homes 104, LLC, the within named bargainor, a limited liability company, and that such William L. Baugher, Jr. as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Authorized Agent.

Witness my hand and seal, at office in Franklin, Tennessee, this 8th day of September, 2026.

_____
Notary Public

My Commission Expires: 10-16-27

JENNIFER D STACEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 9/8/24 (date of document).

Connie Taylor
Affiant Signature

9/8/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of Sept, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 11.5.29

NOTARY'S SEAL

