

RETURN TO: *mail*

PREMIER ESCROW, LLC **WARRANTY DEED**
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS \$945,000.00
[Signature]
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3rd DAY OF August, 2023.
[Signature]
NOTARY PUBLIC STATE OF TENNESSEE
MY COMMISSION EXPIRES: 11-3-2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37205
[Seal: D. DYLAN POTTER, NOTARY PUBLIC, DAVIDSON COUNTY, TN, COMMISSION EXPIRES 11-3-2025]

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Gouwens and Jessica Gouwens	NEW OWNER	
(NAME) 730 Valhalla Lane	(NAME)	028-001.04
(ADDRESS) Brentwood, TN 37027	(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, **WILLIAM SCOTT BALDI AND KAY LYNN BALDI, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL C. GOUWENS AND JESSICA E. GOUWENS, TRUSTEES OR THEIR SUCCESSOR(S) UNDER THE GOUWENS FAMILY TRUST DATED SEPTEMBER 17, 2018**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILLIAMSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Williamson County, Tennessee, being Lot No. 4 on the Plan of Final Plat for Large Lot Easement Subdivision for Valhalla of record in Plat Book 26, Page 75, in the Register's Office for Williamson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William Scott Baldi and Kay Lynn Baldi, husband and wife, by Warranty Deed from Tim Wells and Amy Wells, husband and wife, of record in Book 8939, page 967, Register's Office for Williamson County, Tennessee, dated March 14, 2022.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved ☒ property, known as 730 Valhalla Lane, Brentwood, TN 37027
(House Number) (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 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 hand this 3rd day of November, 2023

William Scott Baldi

WILLIAM SCOTT BALDI

Kay Lynn Baldi

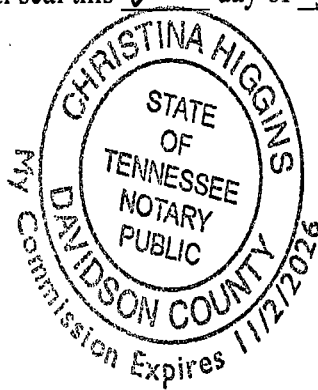
KAY LYNN BALDI

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 William Scott Baldi and Kay Lynn Baldi, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of November, 2023.

Commission expires:



[Signature]
Notary Public

BK: 9365 PG: 223-224
23032191

2 PGS:AL-DEED	
959112	
11/06/2023 - 10:05 AM	
BATCH	959112
MORTGAGE TAX	0.00
TRANSFER TAX	3496.50
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	3509.50

STATE OF TENNESSEE, WILLIAMSON COUNTY
SHERRY ANDERSON
REGISTER OF DEEDS