Karen Johnson Davidson County
Batch# 224744 DEEDWARR
05/02/2019 09:37:18 AM 2 pgs
Fees: $13.00 Taxes: $1,328.30
20190502-0040754

This Instrument Prepared by: AND RETURN TO
Legends Title Services,.LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Tristan N. Smith
1305 Clarke Street
Old Hickory, TN 37138

SEND TAX BILL TO:
NEW OWNER: 5484 Lickton Pike
Goodlettsville, TN 37072

MAP/PARCEL 053-03-0-197.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Thomas E. Baker, married, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Tristan N. Smith, unmarried, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 185 Section B on the Plan of Village of Old Hickory of record in Plat Book 1424, page 67, in the register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Thomas E. Baker, unmarried by Warranty Deed from John Reding and wife, Rochelle Reding, dated November 7th, 2007 and recorded in Instrument No. 20071211-0142902, Register's Office for Davidson County, Tennessee.

Ken Jacobs, the spouse of Thomas E. Baker, joins in this conveyance to convey any and all right, title, or interest he may have in the above described property by virtue of being the spouse of Thomas E. Baker.

This is improved property known as: **1305 Clarke Street, Old Hickory, Tennessee 37138**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his/their heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said

GRANTEES his heirs and assigns, against the lawful claims of all persons whomsoever.

Possession to be given 30th day of April, 2019.

WITNESS MY HAND on this the 30th day of April, 2019

Thomas E. Baker

Thomas E. Baker

Ken Jacobs

Ken Jacobs

STATE OF TENNESSEE
COUNTY OF Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Thomas E. Baker and Ken Jacobs,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 30th day of April, 2019.

Beverly J. Heatherly

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $359,000.00.

AFFIANT

Subscribed and sworn to before me this the 30th day of April, 2019.

Beverly J. Heatherly

NOTARY PUBLIC

My Commission Expires: 10-07-19

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 190218