Karen Johnson Davidson County
Batch# 352819 DEEDWARR
02/04/2020 09:37:30 AM 3 pgs
Fees: $18.00 Taxes: $808.45
20200204-0012599

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $218,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 30th day of January, 2020.

NOTARY PUBLIC

My commission expires: 4-22-23

WILSON COUNTY
JESSICA SPARNELL
STATE OF TENNESSEE
NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY
BT Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Joseph John Bosas, Jr. and Courtney Bosas	CommunityAmerica Credit Union	135-01-0-087.00
(NAME)	(NAME)	
320 Ladybird Drive	9777 Ridge Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Lenexa, KS 66219	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Teresa A. Cunningham, Co-Successor Trustee and Mark E. Baker, Co-Successor Trustee of The Harold F. Baker and Martha J. Baker Revocable Living Trust,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Joseph John Bosas, Jr. and Courtney Bosas, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 98 , as shown on the map entitled Town Park Estates, of record in Plat Book 3300, pages 64 and 65 (erroneously Book 3300, pages 84 and 85 in previous deed) , Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to HAROLD F. BAKER AND WIFE, MARTHA H. BAKER, by deed from RAYMOND L. BARRETT, CLERK AND MASTER, of record in Book 4538, page 964 , dated September 2, 1971 , said Register's Office. Being further conveyed to THE HAROLD F. BAKER AND MARTHA J. BAKER REVOCABLE LIVING TRUST , by quitclaim deed from HAROLD F. BAKER AND WIFE, MARTHA J. BAKER, of record in Book 11266, page 929, dated October 29, 1998, said Register's Office. See Certification of Trust of record in Book 202002040012598 said Register's Office.

This property is __unimproved _X_improved property known as: 320 Ladybird Drive, Nashville, TN 37217.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 30th day of January, 2020.

The Harold F. Baker and Martha J. Baker Revocable Living Trust

Teresa A. Cunningham, Co-Successor Trustee

Teresa A. Cunningham, Co-Successor Trustee

Mark E. Baker, Co-Successor Trustee

Mark E. Baker, Co-Successor Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Teresa A. Cunningham and Mark E. Baker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Co-Successor Trustees of The Harold F. Baker and Martha J. Baker Revocable Living Trust, dated October 29, 1998, and that as such Co-Successor Trustees, executed the foregoing instrument for the purpose therein contained, by personally signing the name of The Harold F. Baker and Martha J. Baker Revocable Living Trust, dated October 29, 1998 as such Co-Successor Trustees.

Witness my hand and official seal, this the 30th day of January, 2020.

Notary Public
My Commission Expires: 4-22-23

JESSICA SPARNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Jessica Sparnell do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Jessica Sparnell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 4-13-22

MORGAN O'NEILL
STATE OF TENNEESSEE NOTARY
(SEAL)
WILSON COUNTY