NEW OWNER:
Wilson Eli Korte
1637 Aaronwood Drive
Old Hickory, TN 37138

SEND TAX BILLS TO:

New Owner
Wilbal Eli Korte
1637 Aaronwood Drive
Old Hickory, TN 37138

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 20-102

Karen Johnson Davidson County
Batch# 395425 DEEDWARR
05/04/2020 12:37:30 PM 4 pgs
Fees: $23.00 Taxes: $1,021.20
20200504-0046320

MAP & PARCEL
063-16-0B-038.00-CO

Space for Recorder's Stamp

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 193546

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TWO HUNDRED SEVENTY SIX THOUSAND AND 00/100 DOLLARS ($276,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Harry C. Baker, a married man,** ("Grantors") has this day bargained and sold and by these presents do hereby transfer and convey unto * ("Grantees"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

* Wilson Eli Korte, an unmarried man,

Land in Davidson County, Tennessee, being Lot No. 129 on the Plan of Hampton Park (Formerly Chitwood Downs, a Planned Unit Development) of record in Plat Book 6900, Pages 550, 551, and 552, Certificate of Correction of Record in Book 7462, Page 445 and Amendment to Change Name of Record in Book 8181, Page 112, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Harry C. Baker, an unmarried man by Warranty deed from James Carl Tucker and Ashley Faulkner Tucker, husband and wife of record in Instrument No. 20160819-0087217 Register's Office for Davidson County, Tennessee, dated August 17, 2016 and recorded on August 19, 2016.

Being also known as 1637 Aaronwood Drive Old Hickory, Tennessee 37138.

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

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 24 day of **April, 2020**.

Harry C. Baker

Patricia Slack Baker, **joins in this conveyance to convey any martial interest or other interest that she may have in the above referenced property**

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Harry Conor Baker and Patricia Slack Baker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24 day of **April, 2020**.

NOTARY PUBLIC

My commission expires: 10-26-21

HUNTER B. THRASHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is $ **276,000.00**.

AFFIANT

Sworn to and subscribed to before me this 24th day of **April, 2020**.

NOTARY PUBLIC

My commission expires: July 24, 2023

MICHELLE LEE PEPPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

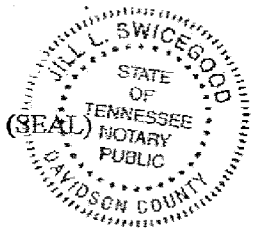
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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