Name and Address of New Owner:
Nicholas Baker
3435 Knight Drive
Whites Creek, TN 37189

Send Tax Bills To:
Nicholas Baker
3411 WHITES CREEK PIKE
NASHVILLE, TN 37207
This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 04900025700

Karen Johnson Davidson County
Batch# 418617 DEEDWARR
06/18/2020 09:49:30 AM 2 pgs
Fees: $13.00 Taxes: $177.60
20200618-0063882

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **GRE, LLC**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Nicholas Baker,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND IN THE 12TH, FORMERLY THE 21ST, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 6 ON THE PLAN OF SUBDIVISION OF PART OF B.F. SANDERS LAND, NOT OF RECORD, DESCRIBED ACCORDING TO A SURVEY MADE BY W.E. OMOHUNDRO, SURVEYOR, OCTOBER 28, 1939, AS FOLLOWS:

BEGINNING IN THE CENTER OF EWING ROAD, NOW KNOWN AS KNIGHT ROAD, AT A POINT 400 FEET SOUTH OF B.F. SANDERS ORIGINAL N.W. CORNER, CORNER OF LOTS 8 AND 9; THENCE WITH THE LINE BETWEEN SAID LOTS SOUTH 87" 30' EAST 170 FEET; THENCE SOUTH 4" 45' WEST 50 FEET TO THE CORNER OF LOTS 9 AND 10; THENCE WITH THE WEST LINE 170 FEET TO THE CORNER OF EWING ROAD; THENCE WITH THE CENTER OF SAID ROAD, NORTH 4" 45' EAST 50 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO GRE, LLC BY QUITCLAIM DEED FROM BARBARA F RICHARDSON KELLEY AND JAMES MATTHEW KELLEY, HUSBAND AND WIFE, RECORDED ON FEBRUARY 7, 2018, OF RECORD IN INSTRUMENT NO. 20180207-0012467, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

THIS IS IMPROVED PROPERTY KNOWN AS 3435 KNIGHT DR., NASHVILLE, TN 37189.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 11th day of June, 2020.

GRE, LLC

By: _____(SEAL)
John A. Bell, Jr., Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, John A. Bell, Jr., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Authorized Agent of GRE, LLC, the within named bargainor, and he as such Authorized Agent being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of GRE, LLC, by himself as Authorized Agent.

REGINA V SULLO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2022

Witness my hand, at office, this 11th day of June, 2020.

Notary Signature
My commission expires: 11-8-22

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $48,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Notary Public

Sworn to and subscribed before me this
11th day of June, 2020.
File No. 2020-1325

My Commission Expires: 11-8-22

True Copy Certification

I, John A Bell Sr., 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Bell, a notary public for this county and state, John A Bell Sr. who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

REGINA LOWDON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires: 3-8-2021
Notary Seal (If on Paper)

REGINA V SULLO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2022

202006180063882