Karen Johnson Davidson County
Batch# 446468 DEEDWARR
07/29/2020 02:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20200729-0083659



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is **$315,000.00.**

Affiant

Subscribed and sworn to before me, this 29th day of July, 2020.

Notary Public

My commission expires: Sept. 20, 2020

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
557 Sam Ridley Pkwy, Smyrna, TN 37167

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Elizabeth Ann Baker	**Legacy Home loans, LLC**	**119-11-0-094.00**
2722 Ennis Road	**4004 Hillsboro Pike, Ste 216 B**	
Nashville, TN 37210	**Nashville, TN 37215**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Steven J. Pulk, unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Elizabeth Ann Baker, an unmarried woman

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 81 on the Plan of Mashburn Heights of record in Plat Book 1835, Page 1, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Steven J. Pulk, unmarried by Warranty Deed from Carolyn R. Mogan, formerly known as Carolyn R. Hastings, unmarried, of record in Instrument No. 20190430-0039922, Register's Office for Davidson County, Tennessee, dated April 30, 2019 and recorded on April 30, 2019.

This is improved property known as **2722 Ennis Road, Nashville, TN 37210.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 29th day of July, 2020.

Steven J. Pulk

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Steven J. Pulk, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed his name above.

Witness my hand and official seal this 29th day of July, 2020.

Lisa K R Wagner

Notary Public
My Commission Expires: Sept. 20, 2020



SolomonParks File No. 20-000210-529

TRUE COPY CERTIFICATION

I, Lynda Marvel, 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 the law.

Lynda Marvel

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me Lisa K. R. Wagner, a notary public for this county and state, Lynda Marvel, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lisa K. R. Wagner

My Commission Expires: Sept. 20, 2020