Karen Johnson Davidson County
Batch# 508551 DEEDWARR
11/03/2020 04:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,748.25
20201103-0128844

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-3192

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $472,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of October, 2020

Notary Public

Commission Expires: _____

TENNESSEE NOTARY PUBLIC My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

REBECCA SHUKIS TENNESSEE NOTARY PUBLIC My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jui-Lien Chou Ho 3123 McGavock Pike Nashville, TN 37214	4009 19th Street Ste D Lubbock, TX 79410	084-04-0-055.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Daniel L. Baker and wife, Mary Ann Baker

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jui-Lien Chou Ho

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 3rd Civil District of Davidson County, Tennessee, described according to a survey made by Braden D. Hinson, Surveyor, March 18, 1969, as follows:

Beginning at an iron pin on the Southerly margin of Joya Drive, said point being North 78 degrees 18 minutes West 150 feet from the Northwest corner of Lot No. 4 on the Plan of McGavock Heights, Section 3, as of record in Book 2330, page 102, Register's Office for said County; thence with said Drive North 78 degrees 18 minutes West 125 feet to the beginning of a curve; thence around said curve Southwesterly 39.27 feet; thence North 78 degrees 18 minutes West 10 feet to the easterly margin of McGavock Pike; thence with said Pike South 11 degrees 42 minutes West 115 feet to an iron pin; thence South 78 degrees 18 minutes East 160 feet to an iron pin; thence North 11 degrees 42 minutes East 140 feet to the point of beginning.

Being the same property conveyed to Daniel L. Baker and wife, Mary Ann Baker by Warranty Deed from Clyde A. Powers and wife, Janet T. Powers, of record in Book 9271, Page 311, Register's Office for Davidson County, Tennessee, dated February 28, 1994 and recorded on March 08, 1994.

Being also known as 3123 McGavock Pike, Nashville, Tennessee 37214

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3123 McGavock Pike, Nashville, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 30th day of October, 2020.

Daniel L. Baker

Mary Ann Baker

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Daniel L. Baker and Mary Ann Baker** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 30th day of October, 2020.

Notary Public
My Commission Expires: 7/28/2024

BRETT MONTGOMERY
TENNESSEE NOTARY PUBLIC
My Comm Exp. 7/28/2024
COUNTY OF WILLIAMSON

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Tennessee

County of Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 12/15/2021