Karen Johnson Davidson County
Batch# 508804 DEEDWARR
11/04/2020 11:17:30 AM 3 pgs
Fees: $18.00 Taxes: $980.50
20201104-0129197

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $265,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 29th day of October, 2020.

NOTARY PUBLIC

My commission expires: 4-13-22

MORGAN O'NEAL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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:
Justin M. Day and Kayleigh A. Wettstein	SAME AS NEW OWNER	064-02-0-001.00
(NAME)	(NAME)	
3005 Boxbury Lane		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		

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 **Dianna Baker, Trustee, Nancy June Baker, Trustee and Helen Baker Franklin, Trustee of The Andrew Baker Living Trust, dated July 21, 2010,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Justin M. Day and Kayleigh A. Wettstein, 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) 101, as shown on the map entitled the Plan of Brandywine Farms, Section III, of record in Book 3700, page 28, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ANDREW J. BAKER JR. TRUSTEE OF THE ANDREW BAKER LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF ANDREW J. BAKER, JR., DATED JULY 21, 2010, by deed from ANDREW J. BAKER, JR., of record in Instrument No. 20100728-0059021, dated July 21, 2010, said Register's Office.

This property is __unimproved _X_improved property known as: 216 Rising Sun Lane, Old Hickory, TN 37138.

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.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown 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 29th day of October, 2020.

The Andrew Baker Living Trust, dated July 21, 2010

BY: Dianna Baker, Trustee
Dianna Baker, Trustee

BY: Nancy June Baker, Trustee
Nancy June Baker, Trustee

BY: Helen Baker Franklin, Trustee
Helen Baker Franklin, Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dianna Baker, Nancy June Baker and Helen Baker Franklin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged themselves as Trustees of The Andrew Baker Living Trust, dated July 21, 2010, and in their capacity as such Trustees, acknowledged that they executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires December 12, 2022
WILSON COUNTY

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

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 4/22/23

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY