Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

15175

39-B
File #20-1456

Karen Johnson Davidson County
Batch# 509671 DEEDWARR
11/06/2020 09:52:01 AM 2 pgs
Fees: $13.00 Taxes: $1,154.40

20201106-0130348

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Glen Miller, Executor of the Estate of Kent Wilford Baldwin, deceased**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sarah R. Jones,** * hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

* and Clifford Jones, Husband and W. Le

Land in Davidson County, Tennessee, described as follows:

Beginning at a point in the west R.O.W. of Griffith Road and being the Northeast corner of the Hazel Lee Redd property; thence, with Redd' s North line South 85 degrees 29 minutes 27 seconds West 552.83 feet to a point and being the Southeast corner to the Richard Curtain property; thence, with Curtain' s East line North 21 degrees 49 minutes 26 seconds West 288.43 feet to a point; thence leaving the Curtain' s line with a new line North 72 degrees 30 minutes 06 seconds East 111.09 feet to a point thence, South 89 degrees 57 minutes 47 seconds East 190.08 feet to a point in the west R.O.W. of Griffith Road; thence, South 04 degrees 55 minutes 23 seconds East 61.32 feet, thence South 03 degrees 44 minutes 50 seconds East 354.20 feet to the point of beginning and containing 5.00 acres, more or less.

Being the same property conveyed to Kent W. Baldwin I and wife S. K. Raich Baldwin by Warranty Deed from Paul L. Richardson and wife, Mary S. Richardson of record in Book 5886, Page 919, Register's Office for Davidson County, Tennessee, dated May 17, 1982 and recorded on May 17, 1982.

Being the same property conveyed to Kent Wilford Baldwin by Quitclaim Deed from Susan Kimberly Baldwin, an unmarried woman of record in Book 6364, Page 383, Register's Office for Davidson County, Tennessee, dated August 15, 1984 and recorded on August 21, 1984. (Value or consideration

Kent Wilford Baldwin having died on or about April 07, 2019. Glen Miller having been appointed Executor of The Estate of Kent Wilford Baldwin, which remains open of record in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 19P1000.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 5010 Pine Hill Road, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Sarah R. Jones
5010 Pine Hill Road
Nashville, TN 37221

RESPONSIBLE FOR TAX PAYMENT
NTC
2100 Alt 19 North
Palm Harbor, FL 34683

TAX MAP-PARCEL #:
154-00-0-098.00

WITNESS THE EXECUTION HEREOF this 30th day of October, 2020.

Estate of Kent Wilford Baldwin, deceased

EXECUTOR
Glen Miller, Executor

State of Tennessee)
County of Davidson)

On this 30th day of October, 2020, before me the undersigned, a Notary Public in and for said County and State aforesaid, Glen Miller, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that he executed the within instrument for the purpose therein contained, and who further acknowledged that he is the Executor of said estate, and is authorized to execute this instrument, and that he has executed this instrument on behalf of the Estate of Kent Wilford Baldwin as Executor.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 312,000.00.**

Affiant

Sworn and subscribed before me on this the 30th day of October, 2020.

Notary Public

My Commission Expires: _____

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

LATRECE MCA
OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022