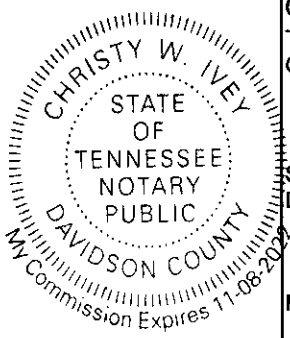
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF November, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dustin S. Sjuts	New Owner	11612015700
(NAME)	(NAME)	
3800 Estes Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 519609 **DEEDWARR**
11/20/2020 03:02:39 PM 3 pgs
Fees: $18.00 Taxes: $8,510.00

20201120-0136995

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Stefan** Baskin and Roger Baskin, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Dustin S. Sjuts, Trustee of the Dustin S. Sjuts Revocable Trust, dated March 10, 2017,** , hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being all of Lot No.1 on the Plan of Subdivision Plat of Elder Place Subdivision First Revision of Re-Subdivision Lot 1, , of record in Plat Instrument No.20190507-0042701 , 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 Stefan Baskin and Roger Baskin by Warranty Deed from John Loudenslager and Michelle Cunningham, dated 07/31/2017 and recorded 08/03/2017, of record in Instrument 201708030079274, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the following: Taxes for 2020 and subsequent years, a lien not yet due and payable. All matters shown on the Boundary plat of record in Plat Book 4955, Page 35, in the Register's Office for Davidson County, Tennessee. All matters shown on the plat of record in Plat Instrument 200308070112667 and Revision of Re-subdivision of record in Instrument 201905070042701, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Instrument 200505180055988 and Amendment Declaration of record in Instrument 201804110034167 and Scrivener's Affidavits of record in Instrument 201804200037482 and Instrument 201805020041579, Register's Office for Davidson County, Tennessee, together with all amendments thereto. Restrictive Covenant for Detached Structure of record in Instrument 200311050162027, Register's Office for Davidson County, Tennessee. Charter of Elder Place Homeowners Association of record in Instrument 201010040079217, Register's Office for Davidson County, Tennessee. Quitclaim Deed conveys to Elder Place Homeowners Association of record in Instrument 201110050077048, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 3800 Estes Road, Nashville, TN 37215

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 19 day of November, 2020.

Stefan Baskin

Roger Baskin, by Trevor Scott Baskin, as Attorney in fact

Roger Baskin by Trevor Scott Baskin as attorney in fact 11-19-2020

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stefan Baskin, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 19th day of November, 2020.

Notary Public:

3/25/23

NANCY L. SCHNEIDER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

State of Tennessee
County of Williamson

On this 19th day of November, 2020, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Trevor Scott Baskin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Roger Baskin, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Book ____, Page ____, Register's Office of Davidson County, Tennessee.

20201120-0136994

Witness my hand and Official seal this 19th day of November, 2020.

Notary Public:
My Commission Expires: 3/25/23

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON