Send Tax Statements To:
New Owner

Name and Address of New Owner:
Jacob William Orin
2019 Rosecliff Drive
Nashville, TN 37206

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

From Information Furnished By
The Parties

Map and Parcel 08304001800

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **NICHOLAS VAN ALLEN BAKER**, has this day bargained and sold and does hereby transfer and convey unto, **JACOB WILLIAM ORIN, A SINGLE MAN,** their heirs and assigns, forever, that certain parcel of real estate located in the Civil District of Davidson County, State of Tennessee, within the corporate limits of the City of Nashville, and being described as follows, to-wit:

> Land in Davidson County, Tennessee, being all of Lot No 130, on the plan of Rosebank Park, according to plat and survey appearing of record in Book 1835, page 26, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.
>
> Said Lot No. 130 fronts 70 feet on the northerly margin of Rosecliff Drive and extends back 180.3 feet on the easterly line and 157.3 feet on the westerly line to a dead line in the rear, measuring 73 feet thereon.
>
> Being the same property conveyed to Nicholas Van Allen Baker, by Warranty deed from Yoland Jones, Unmarried, dated March 26, 2010, appearing of record in Instrument No. 20100329-0023301, of the Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject to Restrictive Covenants contained in instrument of record in Book 2041, page 35; and to any and all matters shown on said plat and survey of record in Book 1835, page 26; all of said Register's Office.
>
> THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **JACOB WILLIAM ORIN, A SINGLE MAN,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the real property taxes which have been prorated between the parties and are assumed by the Grantee.

Karen Johnson Davidson County
Batch# 528564 DEEDWARR
12/10/2020 09:20:30 AM 2 pgs
Fees: $13.00 Taxes: $1,331.63
20201210-0144250

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 24th day of November, 2020.

Nicholas Van Allen Baker

Nicholas Van Allen Baker

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, Nicholas Van Allen Baker, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Nashville, Tennessee, this the 24th day of November, 2020.

Amanda M Clark
State of Tennessee Notary Public
Rutherford County

NOTARY PUBLIC
My Commission Expires: 11/20/2021

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $359,900.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this 24th day of November, 2020.

NOTARY PUBLIC
My Commission Expires: 10/2/2023

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, John A. Bell Jr., 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 TN
County of Davidson

Personally appeared before me, [illegible] notary public for this county and state, John A. Bell Jr. 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: 3-8-2021
Notary Seal (if on paper)

ANA LOWSON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

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