THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 201131610** Karen Johnson Davidson County Batch# 543643 DEEDWARR 12/30/2020 12:17:35 PM 2 pgs Fees: $13.00 Taxes: $1,172.90 20201230-0154677	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $317,000.00. Affiant Subscribed and sworn to before me, this 29th day of December, 2020. Notary Public My Commission Expires:

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mizahel Oliva 7049 Sunnywood Drive Nashville TN 37211	New Owner	Tax Parcel ID No. 173-09-0A-358.00 CO

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, **Jerry E. Baskett and Deloris Dean Baskett, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Mizahel Oliva, a married man**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 292, as shown on the map entitled Phase Five, Lenox Village, of record in Instrument No. 20050120-0007427, 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 JERRY E. BASKETT and DELORIS DEAN BASKETT, HUSBAND AND WIFE, by deed from WHITNEY W. CATES, of record in Instrument No. 20070110-0004084 , dated January 5, 2007 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 173-09-0A-358.00 CO.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20010918-0100849 and in Instrument No. 20010918-0100851, said Register's Office.

Matters shown on the Plan of record in Instrument No. 20050120-0007427, said Register's Office. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20020315-0032826, supplemented in Instrument No. 20040526-0062220, which was corrected by Instrument No. 20050113-0005133, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20020315-0032825, supplemented in Instrument No. 20040526-0062221, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20040305-0025146, said Register's Office.

This is improved property located at 7049 Sunnywood Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of December, 2020.

Jerry E Baskett by SK his Attorney-in-Fact

Jerry E. Baskett by Shira Kingrey, his Attorney-in-Fact

Deloris Dean Baskett by SK her Attorney-in-Fact

Deloris Dean Baskett by Shira Kingrey, her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shira Kingrey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Jerry E. Baskett and Deloris Dean Baskett and that she is authorized by Jerry E. Baskett and Deloris Dean Baskett to execute this instrument on their behalf.

Witness my hand, at office, this 29th day of December, 2020.

Janderson

Notary Public

J ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

My Commission Expires: _____