WARRANTY DEED

Karen Johnson Davidson County
Batch# 565722 DEEDWARR
02/01/2021 03:28:51 PM 2 pgs
Fees: $13.00 Taxes: $31.45

20210201-0014497

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

A-PT-20-910-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $8,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
MP Home Solutions Pro, Inc.	**New Owner**	
(NAME)	(NAME)	
910 Provident Pass		**09209003500**
		04311016300
(ADDRESS)	(ADDRESS)	**05205014900**
Madison, TN 37115		**04315007900**
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **EDWIN A. BALDWIN, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MP HOME SOLUTIONS PRO, INC., A TENNESSEE CORPORATION,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

TRACT 1: 910 Provident Pass, 043 15 0 079.00

Property on the south side of Provident Pass west of Farris Avenue. The property fronts 163 feet on Provident Pass and runs back in an irregular shape with the property being 206 feet on one side. This is unimproved property and known as 910 New Provident Pass, Madison, TN 37115

TRACT 2: 0 Harvard Ave., 052 05 0 149.00

Being Tract 42, Block K of Madison Park Subdivision, of record in Book 974, page 38, R.O.D.C. Said lot fronts 50 feet on Harvard Avenue and runs back between lines 110 feet. This unimproved property on Harvard Avenue.

TRACT 3: 0 Delaware Ave., 092 09 0 035.00

Land in Davidson County, Tennessee and described as follows: Being Lots No. 124 and 125 of the W. R. Wilson tract of record in Book 332, page 161, R.O.D.C. Said lots adjoin and front together 88 feet on the north side of Delaware Avenue and run back between 126 feet on the east line and 130.5 feet on the west line to a dead line.

TRACT 4: 0 Larchmont Dr., 043 11 0 163.00

Land in Davidson County, Tennessee and described as follows: Land in Davidson County, Tennessee, and being Lot No. 23, on the Second Revised Plan of Myatt-Eagan Subdivision, of Lot No. 2 and 3 of Anderson Estates of record in Book 1424, page 150, R.O.D.C. Said Lot No. 23 fronts 133.3 feet on the westerly side of Larchmont Drive and runs back between parallel lines 210 feet to a dean line.

Included in the above description but hereby excluded from this conveyance is the following property: Beginning at a point in the southwest corner of the lands of James T. Conrad and Alfred Rutherford and running along the west boundary line 100 feet to a point; thence North 88 deg. East 210 feet to a point on the east boundary line; thence along east boundary line 100 feet to the southerly boundary line; thence South 88 deg. West along the southerly boundary line 210 feet to the point of beginning, containing .48 acres, more or less.

Being the same property conveyed to Edwin A. Baldwin, by Quitclaim Deed from J & S Restorations, LLC, of record in Instrument No. 20170607-0057192, in the Register's Office for Davidson County, Tennessee, dated June 2, 2017 and recorded on June 7, 2017.

This conveyance is subject to:
• County of DAVIDSON taxes for the year 2021 and thereafter, not yet due and payable.

• Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

• Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Revised Plan of Block "K", Power and Roth Subdivision of Madison Park, as recorded in Plat Book 974, Page(s) 38.

• Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of W. R. Wilson Tract, as recorded in Plat Book 332, Page(s) 161.

• Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Second Revised Plan of Myatt-Eagan Subdivision of Lots Two & Three of Anderson Estates, as recorded in Plat Book 1424, Page(s) 150.

• Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property

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), their heirs and 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), their 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.

Witness my/our hand(s) this the 28th DAY OF JANUARY, 2021.

Edwin A. Baldwin by John Gleaves, 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, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of EDWIN A. BALDWIN, and who acknowledged he/she/they executed the same as the free act and deed of the said EDWIN A. BALDWIN.

Witness my hand and official seal, this the 28th of January, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212