WARRANTY DEED

Karen Johnson Davidson County
Batch# 578861 DEEDWARR
02/25/2021 12:24:16 PM 2 pgs
Fees: $13.00 Taxes: $1,572.50

20210225-0024001

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,~~000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of February, 2021

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

GABRIEL LEE NOTARY STATE OF TENNESSEE PUBLIC DAVIDSON COUNTY My Commission Expires 10-02-2023

THIS INSTRUMENT WAS PREPARED BY:
Bridgehouse Title, 342 Cool Springs Blvd, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Alexander K. Baldridge	newowner	071-16-0-385.00
(NAME)	(NAME)	
1354 Rosedale Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Stephanie A.W. Nelson and Erik M. Nelson, wife and husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alexander K. Baldridge, unmarried,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND 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 Lot No. 2 on the plan of Joy Gardens, of record in Book 3842, page 68, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property that was conveyed to Stephanie A. Walters and Erik M. Nelson, as joint tenants with right of survivorship, by Warranty Deed from Steady Grace, LLC, a Tennessee limited liability company, dated April 14, 2017, of record in Instrument No. 20170419-0038363, Register's Office for Davidson County, Tennessee. AND Being the same property that was conveyed to Stephanie A. W. Nelson and Erik M. Nelson, wife and husband, by Quitclaim Deed from Stephanie A. Walters nka Stephanie A. W. Nelson and Erik M. Nelson, dated September 25, 2019, of record in Instrument No. 20191008-0102849, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1354 Rosedale Court, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BKld-21-1274

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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.

This conveyance is subject to the following: Taxes for the year 2021, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the plan of record in Book 3842, page 68; Restrictions of record in Book 3965, page 722; all of record in the Register's Office for Davidson County, Tennessee.

Witness our hands this 12th day of February, 2021.

Stephanie A.W. Nelson

Erik M. Nelson

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Stephanie A.W. Nelson and Erik M. Nelson, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 12th day of February, 2021.

Notary Public
My Commission Expires: _____

File No.: 33595

POLLY E. LAVIT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-17-2022