This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-10605-AP

Karen Johnson Davidson County
Batch# 578972 DEEDWARR
02/25/2021 02:33:30 PM 5 pgs
Fees: $28.00 Taxes: $1,454.10
20210225-0024147

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $393,000.00.

Affiant

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 12th day of February, 2021.

Notary Public
My Commission Expires: 6.13.22

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Nathan Renich Vickie Renich 209 Bermuda Drive Nashville, TN 37214	Churchill Mortgage Corporation 1749 Mallory Lane Suite 100 Brentwood, TN 37027	084-14-0-030

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Stephen T. Baker and John M. Baker**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Nathan Renich and Vickie Renich, Husband and Wife,,** hereinafter called the Grantee(s), his/her/their 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 all of Lot No. 49, Section Two, Donelson Meadows, according to survey and plat of same appearing of record in Book 2133, page 100 and 101, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 49 fronts 124.5 feet on the northeasterly side of Bermuda Drive and runs back 256.7 feet on the northwesterly line and 251.6 feet on the southeasterly line to a dead line, measuring 167.2 feet thereon.

Being the same property conveyed to Stephen T. Baker and John M. Baker by Quitclaim Deed from Stephen T. Baker, Executor of the Estate of Dorothy Ann Vantrease Baker, dated November 26, 2019, recorded December 2, 2019, of record in Instrument No. 20191202-0123464, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to Troy Baker and wife, Dorothy V. Baker by Warranty Deed from C.J. Sain and wife, Ceslestine F. Sain, dated January 30, 1956, recorded February 6, 1956, of record in Book 2419, page 219, said Register's Office. The said Troy Baker, having since died, property vesting in Dorothy V. Baker by operation of law as sole surviving heir in the entirety. The said Dorothy V. Baker aka Dorothy Ann Vantrease Baker having since died testate, property passing according to the terms of the Last Will and Testament of Dorothy Ann Vantrease Baker, Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 19P-1094.

This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

202102250024147

This is improved property located at: **209 Bermuda Drive, Nashville, TN 37214**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 12th day of February, 2021.

GRANTOR:

Stephen T. Baker

_____
John M. Baker

STATE OF TENNESSEE
COUNTY OF KNOX

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Stephen T. Baker, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 12th day of February, 2021.

SHANA BETH EDINGTON
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

Notary Public
My Commission expires: 7/26/2023

STATE OF ALABAMA
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John M. Baker, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 12th day of February, 2021.

_____
Notary Public
My Commission expires: _____

202102250024147

This is improved property located at: **209 Bermuda Drive, Nashville, TN 37214**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 12th day of February, 2021.

GRANTOR:

_____
Stephen T. Baker

John M. Baker
John M. Baker

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Stephen T. Baker, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 12th day of February, 2021.

_____
Notary Public
My Commission expires: _____

STATE OF ALABAMA
COUNTY OF [illegible]

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John M. Baker, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 12th day of February, 2021.

ALL-PURPOSE ACKNOWLEDGMENT

State of Alabama

County of Baldwin

On February 12, 2021 (DATE) before me, Carl L Schultz (NAME OF NOTARY PUBLIC)

personally appeared John M. Baker, the within name bargainor (NAME(S) OF SIGNER(S))

☐ personally known to me **OR**

☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), an that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

CARIL L. SCHULTZ
Notary Public
Alabama State At Large
My Commission Expires
June 19, 2022

WITNESS my hand and official seal.

Place Notary Seal or Stamp Here

Carl L Schultz
SIGNATURE OF NOTARY

my commission expires: 06/19/2022 Carl L Schultz

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it may prove valuable to persons relying on this Acknowledgment and could prevent fraudulent reattachment of this certificate to another document.

DESCRIPTION OF ATTACHED DOCUMENT

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT

Warranty Deed
TITLE OR TYPE OF DOCUMENT

2
NUMBER OF PAGES

02/12/2021
DATE OF DOCUMENT

none (Stephen T. Baker)
SIGNER(S) OTHER THAN NAMED ABOVE

Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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.

State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Lori Warren**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MY COMMISSION EXPIRES: 6.13.2022

NOTARY'S SEAL:

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY