Karen Johnson Davidson County
Batch# 582379 DEEDWARR
03/03/2021 07:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,302.40
20210303-0027028

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $352,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 26th day of February, 2021.

NOTARY PUBLIC

My commission expires 10/12/2024

AMANDA S. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
ALR, LLC (NAME)	ALR, LLC (NAME)	141070B09500CO
318 Roslyn Court (ADDRESS)	2131 Lake Ave (ADDRESS)	
Nashville, TN 37221	Wilmette, IL 60091	

Warranty Deed

For and in Consideration of the sum of $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 **Brandon C. Baker and Hannah Baker, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **ALR, LLC**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 79 on the Plan of First Revision. of Somerset Farms, Section 4, Phase 1 of record in Plat Book 9700, Page 157, 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 conveyed to Brandon C. Baker and Hannah Gordon Baker, husband and wife, by Quitclaim Deed from Chase Baker and wife, Hannah Gordon Baker dated 7/19/2019 of Record in Instrument Number 20190724-0072704, Register's Office for Davidson County, Tennessee.

This property is __unimproved _X_improved property known as: 318 Roslyn Court, Nashville, TN 37221.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 26th day of February, 2021.

Brandon C. Baker

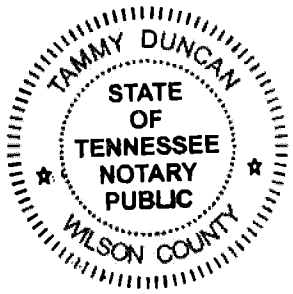
Hannah Baker

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brandon C. Baker and Hannah Baker, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th day of February, 2021.

Notary Public
My Commission Expires: 4/20/23



True Copy Certification

I, Matthew Anderson, 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 Tennessee

County of Davidson

Personally appeared before me, Claire Jenkins, a notary public for this county and state, Matthew Anderson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Claire H. Jenkins Notary's Signature

My Commission Expires: 10/2/23

