This Instrument Prepared By:
THOMAS K. WHITE, ESQ.
FIDELIS LAW, PLLC
216 Centerview Drive, Suite 317
Brentwood, Tennessee 37027

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes.

Karen Johnson Davidson County
Batch# 586278 DEEDWARR
03/08/2021 08:58:49 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210308-0029730

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
SLOAN BAXTER	CENLAR Payment Processing Center	
1109 Lawrence Avenue	PO Box 11733	10513019600
Nashville, Tennessee 37204	Newark, New Jersey 07101	

STATE OF TENNESSEE)
COUNTY OF Davidson)

ANTHONY TOKIC
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409(a)(3)(E).

Shelby Baxter
SHELBY BAXTER

Sworn to and subscribed before me this February 26th, 2021.

Notary Public

My Commission Expires: 11/06/2024

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -10- Ten Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, SHELBY BAXTER, unmarried, hereinafter called the Grantor, do hereby transfer, release, and convey any and all of my right, title and interest in and to that certain real estate located in Davidson County, Tennessee, to SLOAN BAXTER, unmarried, his heirs and assigns, hereinafter called the Grantee, being more particularly described as follows:

Being the Easterly 50 feet of Lots Nos. 1, 2, and 3 in W.S. Duckworth's Plan of Lots, as of record in Book 57, Page 83, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to SLOAN BAXTER and SHELBY BAXTER, husband and wife, by A & N INVESTMENTS LLC, a Tennessee Limited Liability company, as to a Fifty Percent (50%) undivided interest, and BUILDING MASTERS LLC, a Tennessee Limited Liability company, as to a Fifty Percent (50%) undivided interest, as tenants in common, by Warranty Deed of record in Instrument Number 20130619-0062534, Register's Office for Davidson County, Tennessee.

The foregoing description is taken from the prior deed of record.

This Conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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, unless otherwise herein set out. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all person, except as otherwise herein set out.

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.

This is improved property known as: 1109 Lawrence Avenue, Nashville, Tennessee 37204.

WITNESS MY HAND this 2/26, 2021.

ANTHONY TOKIC
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Shelby D. Baxter
SHELBY BAXTER

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SHELBY BAXTER, and with whom I am personally acquainted, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this February 26th 2021.

Cristy
NOTARY PUBLIC

My Commission Expires: 11/06/2024