WARRANTY DEED

Karen Johnson Davidson County
Batch# 588651 DEEDWARR
03/10/2021 11:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20210310-0031429

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH day of February, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC RENE PORTER DICKSON COUNTY MY COMMISSION EXPIRES 11-19-2024

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sean Baker	NEW OWNER	06012019700
(NAME)	(NAME)	
308 Hart Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Anthony C. Petway, Tawanna N. Petway, and Jerome L. Wilkerson, as joint tenants with the right of survivorship,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Sean Baker, single,** hereinafter called the GRANTEES, 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 Lot No. 7 on the Plan of Section 2, Ben Allen Court, as of record in Plat Book 6900, Page 532, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Anthony C. Petway and wife, Tawanna N. Petway by deed dated August 22, 2006 from Keo Chamleunsouk and Seune Anouthai of record in Instrument No. 20060823-0103766, said Register's Office for Davidson County, Tennessee. Thereafter the said Anthony C. Petway and wife, Tawanna N. Petway conveyed their interest to Anthony C. Petway, Tawanna N. Petway and Jerome L. Wilkerson, as joint tenants with the right of survivorship by deed dated January 8, 2021 of record in Instrument No. 20210112-0004921, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 308 Hart Court, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 hands this 26th day of February, 2021.

Anthony C. Petway

Tawanna N. Petway

Jerome L. Wilkerson

State of Tennessee
County of Davidson

On this 26th day of February, 2021, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Anthony C. Petway, Tawanna N. Petway, and Jerome L. Wilkerson, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that they executed the within instrument for the purposes therein contained as their free act and deed.

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

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public I. Dyke Tatum
My Commission Expires: May 03, 2021

File No.: 21-Baker

True Copy Certification

I, **Jennifer L. Pennell**, 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 Williamson

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

Notary's Signature

My Commission Expires: 4-13-22

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022