Karen Johnson Davidson County
Batch# 594098 DEEDWARR
03/17/2021 12:54:30 PM 3 pgs
Fees: $18.00 Taxes: $536.50
20210317-0035379

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$145,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 11-06-2023
(AFFIX SEAL)

MAXINE J RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Evelyn Eddings 234 Ellington Place Madison, TN 37115	New Owner c/o First Community Mortgage 275 Robert Rose Dr Murfreesboro, TN 37129	051-10-0B-061.00

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, **Donald G. Baker, a one-half undivided interest as tenants in common, and Janet L. Baker, a one-half undivided interest as tenants in common**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Evelyn Eddings, a single woman**, hereinafter called Grantee(s), its successors and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 234 on the Plan of Ellington Place Condominiums, according to the Master Deed of record in Book 6984, page 84, Register's Office, Davidson County, Tennessee and as set forth on Plan in Book 6250, page 829, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Donald G. Baker and wife, Janet L. Baker by Warranty Deed from Robert E. Labrec, and wife, Ithaca S. Labrec, dated 04/14/1988 and recorded 04/26/1988, of record in Book 7525, Page 871, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Donald G. Baker, a one-half undivided interest as tenants in common and to Janet L. Baker, a one-half undivided interest as tenants in common by Quitclaim Deed from Donald G. Baker and wife, Janet L. Baker, dated 08/16/1999 and recorded 08/25/1999, of record in Book 11634, Page 438, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property known as: 234 Ellington Place, Madison, TN 37115

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 hand(s) this the 9th day of March, 2021.

Donald G. Baker

Janet L. Baker

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

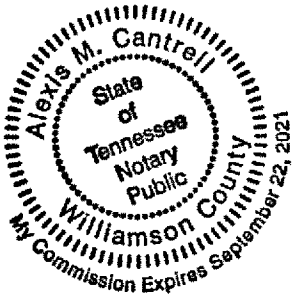
Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Donald G. Baker and Janet L. Baker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 9th of March, 2021.

Notary Public

My Commission Expires: 09/22/2021

(SEAL)



Certificate of Authenticity

I, Jennifer Chandler- Cole 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, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler- Cole 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:_____

MAXINE J RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023