Karen Johnson Davidson County
Batch# 601430 DEEDWARR
03/26/2021 01:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,294.63
20210326-0040290

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of March, 2021.

Notary Public
MY COMMISSION EXPIRES: 11-5-2024
File No. G21-11952

LORI PATTERSON
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Gary William Stathas, Carolyn Joy Stathas, and Danielle Joy Stathas (NAME)	New Owners	61-14-219
(STREET ADDRESS)		
(CITY) (STATE) (ZIP)		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Joshua J. Baker and Elisa M. Baker formerly known as Elisa M. Hearn, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Danielle Joy Stathas, an unmarried and Gary William Stathas and Carolyn Joy Stathas, husband and wife, as Tenants in Common with Right of Survivorship**, 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. 1 on the Plan of Resubdivision of Maplewood Home Tract of record in Instrument No. 20000626-0063258, Register's Office for said County.

Being the same property conveyed to Elisa M. Hearn, an unmarried woman and Joshua J. Baker, an unmarried man, joint tenants with right of survivorship by Deed dated November 30, 2015 from Bruce A. Thompson, Jr., an unmarried man, recorded December 2, 2015, in Instrument Number 20000626-0063258, in the Register's Office for Davidson County, Tennessee. The said Elisa M. Hearn and Elisa M. Baker being one in the same person.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No., 20000626-0063258, Register's Office for Davidson County, Tennessee.
2. Easement deed by court order to Quest Communications International, Inc, etal of record in Instrument No. 20120228-0017172, Register's Office for Davidson County, Tennessee.
3. Easement deed by court order to U.S. Spring Communications Company in Instrument No. 20140114-0003779, Register's Office for Davidson County, Tennessee.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 3797 Hilltop Avenue, Nashville, TN 37216.

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.

Witness my/our hand(s) this 19th day of March, 2021.

Joshua J. Baker

Elisa M. Baker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of March, 2021, before me personally appeared Joshua J. Baker and Elisa M. Baker, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 19th day of March, 2021.

Notary Signature
My commission expires: 3/21/22

MICHAEL T. MOSER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, Lori Patterson, 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 therewith 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, Jackie Rudolph, a notary public for this county and state, Lori Patterson, 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: 02/11/2024

