WARRANTY DEED

Karen Johnson Davidson County
Batch# 629192 DEEDWARR
05/05/2021 11:11:30 AM 4 pgs
Fees: $23.00 Taxes: $6,105.00
20210505-0060202

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,650,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF May, 2021

Notary Public

MY COMMISSION EXPIRES: 3/25/23

(AFFIX SEAL)

NANCY L. SCHNEIDER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Stefan Baskin	New Owner	14501001400
(NAME)		
5420 Stanford Drive		
(ADDRESS)		
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **T.J. McDaniel Jr.**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Stefan Baskin**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT NO. 1

Being a tract of land in the Second Civil District of Davidson County, Tennessee, being Lot 1 as shown on the Plan of Division of Lot 1, a Resubdivision of Lot 16, Map of Westwood, per survey and plat by Turner Engineering Company dated May 30, 1986, recorded in Book 6250, page 946, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at an. iron pin in the easterly right-of-way of Standford Drive (a 50' right-of-way), said iron pin being in the northwest corner of the herein described tract and being the southwest corner of the Murray B. Hatcher, formerly the Olivia W. Boult property, and proceeding: leaving said right-of-way and with the South line of the Hatcher, formerly the Boult property, South 88 degrees 3 minutes East a distance of 700.6 feet to an iron pin; thence South 9 degrees 49 minutes 36 seconds West a: distance of 299.5 feet to an iron pin at the northeast corner of the W.S. Voorhees property; thence with the North line of the W.S. Voorhees property North 86 degrees 16 minutes 45 seconds West a distance of 90.06 feet to an iron pin; thence North 30 degrees 22 minutes 40 seconds West a distance of 47 feet to an iron pin; thence North 80 degrees 42 minutes 40 seconds West a distance of 153.81 feet to an iron pin; thence North 62 degrees 57 minutes 40 seconds West a distance of 174.55 feet to an iron pin; thence North 50 degrees 40 minutes 40 seconds West a distance of 144.2 feet to an iron pin; thence North 78 degrees 5 minutes 40 seconds West a distance of 116.9 feet to an iron pin in the easterly right-of-way of Stanford Drive; thence with said right-of-way and a curve to the left having a radius of 115.0 feet a distance of 53.77 feet to the point of beginning and containing 2.902 acres, more or less.

TRACT NO. 2

Being a permanent easement in the 7th Civil District, of Davidson County, Tennessee, as shown on the plan of Division of Lot 1 of a Resubdivision of Lot 16, Map of Westwood, per survey and plat by Turner Engineering Company, dated May 30, 1986, recorded in Book 6250, page 940, Register's Office for Davidson County, Tennessee (the "Plan"), and more particularly described as follows:

Said permanent ingress, egress easement traverses Lot 1 on said Plan and was to provide access to the "Reserved" tract as shown on the Plan, and extends 10 feet from both sides of a center line beginning at a point in the easterly right of way of Standford Drive (a 50' right-of-way), said point being 10.4 feet from the northwesterly corner of Lot 1, thence South 80 degrees 20 minutes East a distance of 21 feet to a point; thence with the radius of a curve to the right having a radius of 331.74 feet a distance of 194.25 feet to a point in said line; thence South 46 degrees 47 minutes East a distance of 13 feet to a point in said line; thence with a curve to the left having a radius of 530.04 feet a distance of 119.49 feet to a point in said line; thence South 59 degrees 42 minutes East a distance of 32 feet to a point in said line; thence with a curve to the left having a radius of 250.97 feet a distance of 59.72 feet to a point in said line; thence South 73 degrees 20 minutes East a distance of 57 feet to a point in said line; thence with a curve to the left having a radius of 547.47 feet a distance of 137.28 feet to a point in said line, thence with a curve to the right having a radius of 260.07 feet a distance of 87.76 feet to a point in the boundary line between Lot 1 and the "Reserved" tract, said point being a distance of 44.4 feet from an iron pin which is the southeasterly corner of Lot 1 and the southwesterly corner of the "Reserved" tract.

Perpetual ingress and egress easement across the following land lying in the Second Civil District of Davidson County, Tennessee, more particularly described as follows:

BEGINNING at an iron pin which is the northeasterly corner of Lot 1 as shown on the Plan of Division of Lot 1, a Resubdivision of Lot 16, Map of Westwood, of record in Book 6250, page 946, Register's Office for Davidson County, Tennessee; thence, South 9 degrees 49 minutes 36 seconds East a distance of 50 feet to a point thence, North 60 degrees 3 minutes West a distance of 105.5 feet to a point in the northerly line of said Lot 1; thence, along said northerly line South 88 degrees 3 minutes East a distance of 100 feet to the point of beginning.

Being the same property conveyed to T.J. McDaniel, Jr. and wife, Carol M. McDaniel by Warranty Deed from Lewis F. Wood, Jr. and wife, Cynthia B. Wood, dated 04/30/1987 and recorded 05/20/1987, of record in Book 7242, Page 640, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to T.J. McDaniel, Jr. by Quit Claim Deed from T.J. McDaniel, Jr. and wife, Carol M. McDaniel, dated 11/06/2020 and recorded 11/10/2020, of record in Instrument 202011100132288, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for 2021 and subsequent years, a lien not yet due and payable. All matters shown on the plat of record in Plat Book 6250, Page 940, in the Register's Office for Davidson County, Tennessee. All matters shown on the plat of record in Plat Book 6250, Page 946, in the Register's Office for Davidson County, Tennessee. Subject to easement for Ingress as set out in Book 6922, Page 106 and 109, and Book 7242, Page 640, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 5420 Stanford Drive, Nashville, TN 37215

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 26th day of April, 2021.

T.J. McDaniel Jr.

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named T.J. McDaniel Jr., the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 22nd day of April, 2021.

Notary Public:
My Commission Expires: 4/10/23

E. KIRKHAM GORE, III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

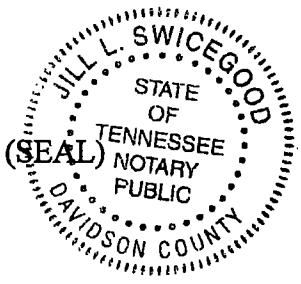
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

900