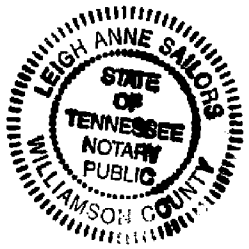
WARRANTY DEED



File No. AT-21-476

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of May, 2021

Notary Public

MY COMMISSION EXPIRES: 8-7-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pierce Olson and Ashley Ehlert	First Bank	
(NAME)	(NAME)	
1003 Maplehurst Avenue	722 Columbia Ave	132-01-0-009.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Franklin tn 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, I/we, **Roland Keith Baldridge and Julia Baldridge, Trustees of the Knj Baldridge Living Trust dated March 19, 2019**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Pierce Olson and Ashley Elizabeth Ehlert, both unmarried, as tenants in common with the rights of survivorship**, HEREINAFTER CALLED THE GRANTEE, 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 the Northerly Part of Lot No. 3 and the Westerly Part of Lot No. 4, a Triangular Part of Block No. 14, on the Plan of College Park of record in Plat Book 843, Page 29, said Register's Office, to which said parts adjoin and are described separately as follows:

Said Northerly part of Lot No 3 fronts 55 feet on the South side of Maplehurst Avenue and runs back 141.5 feet, more or less, on the West line and 140 feet on the East line, to the North line, which measures 55.9 feet thereon of the property conveyed to Tom H. Southerland and wife, by deed from William M. Merry and wife, of record in book 2994, page 222, said register's office.

Said part of Lot No. 4 is described as follows: Beginning at an iron stake in the Southerly margin of Maplehurst Avenue being the Northeast corner of Lot No. 3 and the Northwest corner of Lot No. 4; thence South 1438' West, 140 feet with the original property line between Lots No 3 and 4; thence South 882' East, 9 feet to an iron pin; thence North 115' East, 138.1 feet to the point of beginning.

Being the same property conveyed to KNJ Baldridge Revocable Living Trust by Quitclaim deed from Roland Keith Baldridge and Julia Haughton Baldridge of record in Instrument No. 20190403-0030118 Register's Office for Davidson County, Tennessee, dated March 19, 2019 and recorded on April 03, 2019.

Being also known as 1003 Maplehurst Avenue Nashville, Tennessee 37204.

Karen Johnson Davidson County
Batch# 634972 DEEDWARR
05/13/2021 08:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20210513-0064430

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record in Plat Book 843, Page 29; and Restrictions of record in Book 844, Page 440, Book 1040, Page 651 and Book 1104, Page 338; 2021 Davidson County taxes not yet due and payable all in Register's Office for Davidson County, Tennessee.

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 this 3rd day of May, 2021.

Knj Baldridge Living Trust dated March 19, 2019

By: _____
Julia Baldridge, Trustee

By: _____ by Julia Baldridge, his attorney in fact
Roland Keith Baldridge, Trustee, by Julia Baldridge, his/her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of May, 2021, before me personally appeared Julia Baldridge, Trustee of Knj Baldridge Living Trust dated March 19, 2019, 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 3rd day of May, 2021.

_____
Notary Signature
My commission expires: 1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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, Julia Baldridge, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she is Power of Attorney for Roland Keith Baldridge, Trustee, of Knj Baldridge Living Trust dated March 19, 2019, and that this instrument was executed on behalf of the said Roland Keith Baldridge, Trustee, for the purposes therein contained.

Witness my hand, at office, this 3rd day of May, 2021.

Notary Public _____
My Commission Expires: 1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

I, Thomas N. Jones, 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.

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Leigh Anne Sailors, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission Expires: 08/07/2022

