Karen Johnson Davidson County
Batch# 645220 DEEDWARR
05/27/2021 10:21:55 AM 2 pgs
Fees: $13.00 Taxes: $2,020.20

20210527-0071866

WARRANTY DEED

'E OF TENNESSEE
NTY OF DAVIDSON

ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS
.TER, FOR THIS TRANSFER IS $546,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25th day of May, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

File No. BC-21-716

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
A M Baxter Home LLC	New Owner	
(NAME) 19 Ridge Rd	(NAME)	083-09-0-302.00
(ADDRESS) Broxville, NY 10708	(ADDRESS)	
(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, **Elizabeth A. Fader and Mitchell B. Fader, wife and husband,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **A. M. Baxter Home, LLC, a New York Limited Liability Company,** 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 Lot No. 124 on the Plan of Subdivision of the A. V. S. Lindsley's 29 Acre Tract of record in Plat Book 57, Page 66, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mitchell B. Fader and Elizabeth A. Fader, husband and wife by Warranty deed from Chin-Cheng Chen unmarried of record in Instrument No. 20180315-0024654 Register's Office for Davidson County, Tennessee, dated March 12, 2018 and recorded on March 15, 2018.

This is property more commonly known as 1416 Ordway Place, Nashville, TN 37206.

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, 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 25th day of May, 2021.

EAF by MBF Attorney-in-fact
Elizabeth A. Fader by Mitchell B. Fader,
Attorney-In-Fact

Mitchell B. Fader

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, Mitchell B. Fader, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney Elizabeth A. Fader, and that this instrument was executed on behalf of the said Elizabeth A. Fader for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Book _____, page _____, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 25th day of May, 2021.

Notary Signature
My commission expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2022