Karen Johnson Davidson County
Batch# 663425 DEEDWARR
06/23/2021 03:47:30 PM 3 pgs
Fees: $18.00 Taxes: $2,479.00
20210623-0085208

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $670,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF JUNE 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
Klaus Thieme (NAME)	Klaus Thieme (NAME)	14612010700
1187 Old Hickory Blvd, Ste. 200 (ADDRESS)	1187 Old Hickory Blvd, Ste. 200 (ADDRESS)	
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (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, we, Amanda Leah Whiteman Baker FKA Amanda L. Whiteman and Alan Maxwell Baker, wife and husband, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto Klaus Thieme, a married man, hereinafter called the GRANTEE(S), and/or his assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, State of Tennessee, Being Lot No. 224 on the Map of Section Two, Crieve Hall Estates, as of record in Book 2133, Page 45, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Amanda L. Whiteman, unmarried and Alan Maxwell Baker, unmarried, as joint tenants with rights of survivorship by Warranty Deed from Matthew E. Faris and wife, Lacey Faris, dated 12/19/2014 and recorded 12/31/2014, of record in Instrument 201412310119358, 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 ☒ 512 Barrywood Drive, Nashville, TN 37220
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 1269006
Warranty Deed TN

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 22nd day of June, 2021.

Amanda Leah Whiteman Baker

Alan Maxwell Baker

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 Amanda Leah Whiteman Baker and Alan Maxwell Baker, 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 June, 2021 .

Notary Public:
My Commission Expires: 8/15/24

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

Donald R. Barrett, Jr.
State of Tennessee
Notary Public
Williamson County

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022