Karen Johnson Davidson County
Batch# 710993 DEEDWARR
09/07/2021 01:20:30 PM 4 pgs
Fees: $23.00 Taxes: $2,266.25
20210907-0119646

**Prepared By & Return To:**
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-6134

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $612,500.00

Affiant

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 1st day of September, 2021

Notary Public

Commission Expires: 11/08/2022

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Province Builders LLC<br>615 Napoleon Avenue<br>Nashville, TN 37211 | NEW OWNER<br>615 Napoleon Ave<br>Nashville, TN 37211 | 115-15-0-006.00 |

# WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

**Elbert Ray Baker, a single man**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Province Builders LLC**

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. 144 on the Plan of West Meade Farms, Inc., Section "F" as of record in Book 1835, Page 71, Register's Office for said County, described as follows:

Beginning at a point on the northwesterly margin of Bresslyn Road, the common corner of Lots Nos. 143 and 144; thence with the line between said lots, northwesterly 272.4 feet to a point; thence south 38° 46' west 258 feet to a point on the northeasterly margin of Brook Hollow Road; thence with the margin of said Road, southeasterly 200 feet to the beginning of a curve; thence with said curve easterly 39.3 feet to a point in the northwesterly margin of Bresslyn Road; thence with the margin of the same, northeasterly 127.8 feet to the beginning.

Being the same property conveyed to Elbert Ray Baker and wife, Jacqueline A. Baker by Warranty Deed from Lucille Potter and husband, Melvin C. Porter of record in Book 4972, Page 94, Register's Office for Davidson County, Tennessee, dated November 14, 1975 and recorded on November 18, 1975. (Value or consideration shown in aforementioned deed $49,526.)

Being the same property conveyed to Vicky V. Klein Trustee by Quitclaim Deed from Elbert Ray Baker and Jacqueline A. Baker of record in Book 6940, Page 987, Register's Office for Davidson County, Tennessee, dated July 29, 1986 and recorded on August 05, 1986 and within the same deed the said Vicky V. Klein, Trustee conveyed his interest in the subject property to Elbert Ray Baker Value of consideration shown in aforementioned deed $ 0.00.)

Being the same property conveyed to Jean Carlile by Quitclaim Deed from Elbert Ray Baker of record in Book 8028, Page 257, Register's Office for Davidson County, Tennessee, dated December 28, 1989 and recorded on January 18, 1990. (Value or consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Elbert Ray Baker by Quitclaim Deed from Jean Carlile of record in Book 8907, Page 94, Register's Office for Davidson County, Tennessee, dated December 29, 1989 and recorded on April 05, 1993. (Value or consideration shown in aforementioned deed $0.00.)

Address shown is information only, and is not part of the insured legal description. Being also known as 6240 Bresslyn Road, Nashville, Tennessee 37205.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

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 so 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.

Dated this the 1st day of September, 2021.

Elbert Ray Baker

Elbert Ray Baker

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Elbert Ray Baker** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 1st day of September, 2021.

Notary Public
My Commission Expires: _____

MARGARET YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 7/29/2024

## Certificate of Authenticity

I, HOLLY A MASON, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on ~~August~~ Sept. 1st 2021.

Affiant Signature

9/1/21
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 1st day of ~~August~~ September, 2021.

Notary's Signature

(Notary Seal)

My Commission Expires: 3.8.22

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