Karen Johnson Davidson County
Batch# 736182 DEEDWARR
10/14/2021 09:04:30 AM 4 pgs
Fees: $23.00 Taxes: $1,176.60
20211014-0137973

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-7338

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $318,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 5th day of October, 2021

ANGELA E. HENDRICKS
Notary Public
Commonwealth of Kentucky
Commission Number KYNP5468
My Commission Expires Mar 23, 2024

Notary Public

Commission Expires: 03/23/2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
Boulton Properties, LLC c/o RENU Property Management, LLC 2325 Pointe Parkway, Suite 250 Carmel, IN 46032	NEW OWNER Boulton Properties, LLC c/o RENU Property Management, LLC 2325 Pointe Parkway, Suite 250 Carmel, IN 46032	150-12-0A-013.00-CO

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,

Vasean D. Baker and Acea S. Baker, husband and wife

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

Boulton Properties, 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. 688 on the Plan of Final P.U.D. Plan of Phase II, Somerset of record in Plat Book 6900, Page 734, in the Register's Office.

Said Lot No. 688 fronts 63.64 feet on the Northeasterly margin of Huntingboro Trail and extends back 135.13 feet on the Northwesterly line and 120.00 feet on the Southeasterly line to a dead line in the rear measuring 70.70 feet thereon.

Being the same property conveyed to Vasean D. Baker and Acea S. Baker, husband and wife by Warranty deed from Roseanne R. Havron, married of record in Instrument No. 20200317-0029230 Register's Office for Davidson County, Tennessee, dated February 25, 2020 and recorded on March 17, 2020. (Value of consideration shown in aforementioned

deed $245,000.00.)

Being also known as 3713 Huntingboro Trail Antioch, Tennessee 37013.

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.

This is improved property known as: **3713 Huntingboro Trail, Antioch, TN 37013.**

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 5th day of October, 2021.

Vasean D. Baker

Acea S. Baker

STATE OF Kentucky COUNTY OF Jefferson

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

Witness my hand and official seal at this 5th day of October, 2021.

Notary Public

ANGELA E. HENDRICKS
Notary Public
Commonwealth of Kentucky
Commission Number KYNP5468
My Commission Expires Mar 23, 2024

My Commission Expires: 03/23/2024

TENNESSEE RESIDENTIAL PROPERTY CONDITION DISCLOSURE UPDATE

PROPERTY ADDRESS 3713 Huntingboro Trail CITY Antioch

Pursuant to the disclosure requirements of the "Tennessee Residential Property Disclosure Act" *Tennessee Code Annotated, § 66-5-201, et seq.*, the undersigned Seller hereby supplements the Residential Property Condition Disclosure information previously furnished by Seller to Buyer, as follows (Seller[s] check the appropriate box and write out the changes, if any are reported):

☑ **NO CHANGES**

To the best of the knowledge, information and belief of the undersigned, the condition of the Property is substantially the same as it was when the Residential Property Condition Disclosure form was provided to the Buyer.

☐ **CHANGES TO REPORT**

The changes shown below, which may be material to the physical condition of the Property, have occurred or been observed since the Residential Property Condition Disclosure form was provided to the Buyer. This statement is given in good faith to the best of Seller's knowledge, information and belief, and is not intended to create warranties or guarantees which are not already made in the specific provisions of the contract or imposed by applicable law.

CHANGES REPORTED

IN WITNESS WHEREOF, the information herein is certified by Seller and acknowledged as received by Buyer upon the dates indicated.

Transferor (Seller)	Vasean D. Baker	Date 10/05/2021	Time 12:15pm
Transferor (Seller)	Acea S. Baker	Date 10/05/2021	Time 12:15 pm
Transferee (Buyer)	Boulton Properties LLC	Date	Time
Transferee (Buyer)	Traves W. Bonwell, CEO RENU Property	Date	Time

NOTE: This form is provided by Tennessee REALTORS® to its members for their use in real estate transactions and is to be used as is. By downloading and/or using this form, you agree and covenant not to alter, amend, or edit said form or its contents except as where provided in the blank fields, and agree and acknowledge that any such alteration, amendment or edit of said form is done at your own risk. Use of the Tennessee REALTORS® logo in conjunction with any form other than standardized forms created by Tennessee REALTORS® is strictly prohibited. This form is subject to periodic revision and it is the responsibility of the member to use the most recent available form.

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Tennessee Certification of Electronic Document

I, Samantha Herrmann, 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 10/5/2021 (date of document).

Samantha Herrmann
Affiant Signature

10/12/2021
Date

State of Pennsylvania

County of Montgomery

Sworn to and subscribed before me this 12th day of October, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5/17/23

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Shawnna Leigh Sorenson, Notary Public
Montgomery County
My commission expires May 17, 2023
Commission number 1262568
Member, Pennsylvania Association of Notaries