WARRANTY DEED

Karen Johnson Davidson County
Batch# 742178 DEEDWARR
10/25/2021 09:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20211025-0142716

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $290,000.00

Christie Daniels
AFFIANT

SUBSCRIBED AND SWORN TO ME ON 10/14/2021.

Tonya Loftin
NOTARY PUBLIC

MY COMMISSION EXPIRES 7-7-2025

TONYA LOFTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-7-2025

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2021-4634

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Michael Ryan Baker		015-14-0-040.00
7520 Gary Road		
Nashville, TN 37080		

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,

Wanda Gayle Driesewerd, Jimmy Lee Shadrick, and Elizabeth Ann Williams

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael Ryan Baker, a single man

HEREINAFTER CALLED THE GRANTEE(S), 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. 22 on the Plan of Section Two, Joelton Heights of record in Plat Book 3700, Page 85, in the Register's Office for Davidson County, Tennessee, and described according to survey made by Hal Swann, Surveyor, dated 11/16/67, as follows: Said Lot No. 22 fronts 136.6 feet on the westerly side of Gary Road and runs back 347 feet on the northerly side and 294.5 feet on the southerly side to a broken line at the rear, measuring 201.7 feet thereon.

Being the same property conveyed to Loyd L. Shadrick and wife, Virgie H. Shadrick by Warranty deed from W. Mike Gary and wife, Nancy P. Gary of record in Book 4193, page 999, Register's Office for Davidson County, Tennessee, dated November 22, 1967 and recorded on December 01, 1967.

Loyd L. Shadrick, having died April 27, 2011, his interest in said property vesting in Virgie H. Shadrick as the surviving tenant by the entirety.

Virgie H. Shadrick, having died on February 25, 2021, her interest in said property vesting in her heirs at law: Wanda Gale Driesewerd, Elizabeth Ann Williams and Jimmy Lee Shadrick.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 7520 Gary Road Nashville, TN 37080

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on October 14, 2021.

Wanda Gayle Driesewerd by Elizabeth Ann Williams

Wanda Gayle Driesewerd, by Elizabeth Ann Williams, attorney in fact

Jimmy Lee Shadrick by Elizabeth Ann Williams

Jimmy Lee Shadrick, by Elizabeth Ann Williams, attorney in fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Elizabeth Ann Williams, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Wanda Gayle Driesewerd and Jimmy Lee Shadrick, for the purposes therein contained, and who further proved to me that he is the Attorney in Fact for Wanda Gayle Driesewerd and Jimmy Lee Shadrick, and is authorized by Wanda Gayle Driesewerd and Jimmy Lee Shadrick, to execute this instrument on his/her behalf.

Witness my hand and official seal, this October 14, 2021.

Kandice Eubanks

Notary Public

My Commission Expires: 10/30/24

KANDICE EUBANKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Witness my hand on October 14, 2021.

Elizabeth Ann Williams

Elizabeth Ann Williams

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Elizabeth Ann, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this October 14, 2021.

Kandice Eubanks

Notary Public

My Commission Expires: 10/30/24

KANDICE EUBANKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

File #: 2021-4634

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

Certificate of Authenticity

I, Christie Daniels, 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 October 14, 2021.

Date

Christie Daniels

Affiant Signature

October 21, 2021

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 21 day of October, 2021.

Notary's Signature

My Commission Expires: 7/2/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

202110250142716