WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF OCTOBER, 2021.

Notary Public
MY COMMISSION EXPIRES: 7-11-22

(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
Andrew Laitinen	NEW OWNER	061050A04300
(NAME)	(NAME)	
443 Lemont Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(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, I/we **James S. Baggett, Administrator of the Estate of Dorothy Anne Vreeland, (a/k/a Dorothy Vreeland)**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Andrew Laitinen and Florence Laitinen, husband and wife**, hereinafter called the GRANTEE(S), their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 115, Poplar Glen, Phase 1, Condominiums, as shown on plat of record in Plat Book 6900, Page 646, Corrected in Book 7572, Page 609, as established under Master Deed of record in Book 7534, Page 591, amended in Book 7548, Page 612, in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Dorothy Vreeland, a single woman by Warranty Deed from Lindsay Truman and Marlene Deborah Lynne-Truman, husband and wife, dated 11/06/2017 and recorded 11/14/2017, of record in Instrument 201711140116913, Register's Office for Davidson County, Tennessee.

The said Dorothy Vreeland died testate on 05/10/2021, devising subject property to James S. Baggett, as evidenced in File No. 21P1415, Probate Court Clerk's Office for Davidson County, Tennessee. Mary Duke being named as residuary devisee executes this deed for the purpose of conveying any and all interest she may have.

This conveyance is subject to: (1) All matters shown on the plat of record in Book 6900, Page 646, as Corrected in Book 7572, Page 609; (2) Covenants, conditions, easements and restrictions recorded in Book 7534, Page 591, amended in Book 7548, Page 612, in the Register's Office, Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 745449 DEEDWARR
10/28/2021 09:20:30 AM 3 pgs
Fees: $18.00 Taxes: $906.50
20211028-0144721

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 ☒ 443 Lemont Drive, Nashville, TN 37216

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), 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), 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 October, 2021.

Estate of Dorothy Vreeland

BY: _____
James S. Baggett, Administrator

_____
Mary Duke

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 Samuel Baggett and Mary Duke, 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 they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 22nd day of October, 2021.

_____
Notary Public:
My Commission Expires: 7-11-22

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

CERTIFICATE OF AUTHENTICITY

I, Kimberly D. Hicks, do hereby make oath that I am a licensed attorney and/or 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 10/28/2021.

Kimberly D Hicks
Affiant
Date: 10/26/2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 26 day of October, 2021

Notary Public

My Commission Expires: 3/25/23

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON