Karen Johnson Davidson County
Batch# 767793 DEEDWARR
12/06/2021 10:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20211206-0161231

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

DM-ARG-21-615

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kristen Large	New owner	
(NAME)	(NAME)	
615 Templewood Ct	615 Templewood Ct	**096 11 0 077.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(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 consideration, the receipt of which is hereby acknowledged, **JENNIFER LEIGH ANDERSON, EXECUTRIX OF THE ESTATE OF SHIRLEY BALDWIN, AND JENNIFER LEIGH ANDERSON, INDIVIDUALLY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KRISTEN LARGE, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 619 on the Plan of Cloverhill, Section 8 of record in Plat Book 2331, Pages 10 & 11, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Thomas Baldwin and Shirley Baldwin, by Warranty Deed from John T. Ray and wife, Theresa L. Ray, of record in Instrument or No. 20030828-0125194, in the Register's Office of Davidson County, Tennessee, dated August 27, 2003 and recorded on August 28, 2003.

The said Thomas Baldwin having died on April 18, 2009, and subject property having vested in Shirley Baldwin as surviving tenants by the entirety. Subsequently, the said Shirley Baldwin (a/k/a Shirley Elizabeth Baldwin), having died on March 06, 2021. Pursuant the Last Will and Testament of Shirley Baldwin, admitted to probate on May 24, 2021, in the Seventh Circuit Court for the Twentieth Judicial District, State of Tennessee, Davidson County, Probate Division, Docket No. 21P-706, Jennifer Leigh Anderson having been appointed Executrix of the Estate of Shirley Elizabeth Baldwin and subject property having vested in Jennifer Lee Baldwin Pinkelton Anderson, as sole devisee and beneficiary under said Last Will and Testament. Jennifer Leigh Anderson and Jennifer Lee Baldwin Pinkelton Anderson being one and the same person.

This conveyance is subject to:
- Property taxes for 2022 and subsequent years, a lien not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Cloverhill, Section No. VIII, as recorded in Plat Book 2331, Page(s) 10 & 11.

- Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2334, Page 307.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **615 Templewood Ct, Nashville, Tennessee 37214**.

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 heirs and 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 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/our hand(s) this the 1 DAY OF DECEMBER, 2021.

Estate of Shirley Baldwin

BY: _____
Jennifer Leigh Anderson
Executrix

_____
Jennifer Leigh Anderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JENNIFER LEIGH ANDERSON, EXECUTRIX of the ESTATE OF SHIRLEY BALDWIN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 1st of December, 2021.

_____
Notary Public
My Commission Expires:
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JENNIFER LEIGH ANDERSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of December, 2021.

_____
Notary Public
My Commission Expires:
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Emily Manno, 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 **12-1-21**.

Date

Emily Manno

Affiant Signature

12-1-21

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **1** day of **December**, 2021.

Leslie Garside

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON