RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

Name and Address of New Owner:
Mark Danilack and Susan Danilack
758 Rodney Drive
Nashville, TN 37205

Send Tax Bills To:
Mark Danilack and Susan Danilack

Karen Johnson Davidson County
Batch# 767843 **DEEDWARR**
12/06/2021 11:21:25 AM 2 pgs
Fees: $13.00 Taxes: $3,145.00

20211206-0161298

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 11513005700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Peter Frank Baltes and Johanna Lynn Baltes, Co-Trustees of the Baltes Joint Revocable Trust, dated March 9, 2018**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Mark Danilack and Susan G. Danilack, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 195 on the Plan of Section Eight, West Meade Hills of record in Plat Book 3600, Page 61 and 62, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Peter Frank Baltes and Johanna Lynn Baltes, Co-Trustees of the Baltes Joint Revocable Trust, dated March 9, 2018, by Quitclaim Deed from Peter Frank Baltes and Johanna Lynn Baltes, recorded on April 13, 2018, of record in Instrument No. 20180413-0034843, Register's Office for Davidson County, TN.

This is improved property known as 758 Rodney Dr., Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 3rd day of December, 2021.

Baltes Joint Revocable Trust, dated March 9, 2018

_____(SEAL)
By: Johanna Lynn Baltes, Co-Trustee

_____(SEAL)
By: Peter Frank Baltes, Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Johanna Lynn Baltes Peter Frank Baltes, and with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged themselves to be the Co-Trustees of Baltes Joint Revocable Trust, dated March 9, 2018, the within named bargainor, and as such Co-Trustees, being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Baltes Joint Revocable Trust, dated March 9, 2018, by themselves as Co-Trustees.
Witness my hand, at office, this 3rd day of December, 2021.

_____
Notary Signature
My commission expires:

JOHN ALFRED BELL, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $850,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
3rd day of December, 2021.

_____
Notary Public
My commission expires:_____
File No. 2021-3911-RS

DAWN MICHELLE OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
04-23-2025