THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 211138554** Karen Johnson Davidson County Batch# 775970 DEEDWARR 12/17/2021 12:10:26 PM 2 pgs Fees: $13.00 Taxes: $1,591.00 20211217-0167254	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $430,000.00. Affiant Subscribed and sworn to before me, this 16th day of December, 2021. Notary Public My Commission Expires: JONATHAN HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 6, 2023

WARRANTY DEED

Address New Owner: Abagail Baker 212 Cross Timbers Drive Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 142 02 0 181.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gerald Ezell Baker and Wendy Lyn Baker, Trustees of the 2015 Wendy and Jerry Baker Revocable Trust** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Abagail Baker, unmarried**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 232 on the Plan of Cross Timbers, Section 4, of record in Book 4175, Page 54, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gerald Ezell Baker, Wendy Lyn Baker, Trustee of the 2015 Wendy and Jerry Baker Revocable Trust, by Quitclaim Deed from Jerry Baker and Wendy Baker, husband and wife, of record in Instrument No. 20150908-0091173, in the Register's Office of Davidson County, Tennessee, dated September 04, 2015 and recorded on September 08, 2015.

Being the same property conveyed to Jerry Baker and Wendy Baker, husband and wife, by Warranty Deed from Keith Murray and wife, Susan Rodgers, of record in Instrument No. 20150710-0067402, in the Register's Office of Davidson County, Tennessee, dated July 03, 2015 and recorded on July 10, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, 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 Cross Timbers Section 4, as recorded in Plat Book 4175, Page(s) 54.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4317, Page 284.

Rights of others in and to any party walls located on the subject property.

This is improved property located at 212 Cross Timbers Drive Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of December, 2021.

The 2015 Wendy and Jerry Baker Revocable Trust

BY: Gerald Ezell Baker, Trustee

BY: Wendy Lyn Baker, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gerald Ezell Baker and Wendy Lyn Baker, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustees for The 2015 Wendy and Jerry Baker Revocable Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 16th day of December, 2021.

Notary Public

My Commission Expires: _____

JONATHAN HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 8, 2023