Return to
[illegible] Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
File: LR EXP 22 1621

aren Johnson Davidson County
Batch# 801805 DEEDWARR
02/08/2022 01:47:41 PM 2 pgs
Fees: $13.00 Taxes: $814.00

20220208-0014509

WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4 DAY OF February, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elijah Brooks	New Owner	069-160-051.00
(NAME)	(NAME)	
103 Marshal Greene Cir.		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Riley Baxter III, Karen Woodruff, Jessica Brooks, Effie Hargrove, Angela Baxter**, HEREINAFTER CALLED THE GRANTOR(S), HAVEBARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Elijah Brooks,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a certain tract or parcel of land in the 13th, formerly 23rd Civil district of said County, described as follows:

BEGINNING at a point in the northerly margin of East Stewart Lane, the common corner between L.A. White and George Barfield marked by an iron pin; thence north 70° 30' east 129 feet to an iron pin in the northerly margin of East Stewart Lane; the point of beginning; thence continuing with the northerly margin of East Stewart Lane 105 feet to an iron pin; thence north 24° 30' west 100 feet to an iron pin in the southerly margin of Cedar Grove; thence south 83° 30' west 100 feet to an iron pin; thence north 89° west 55 feet to an iron pin; thence south 24° 30' east 124 feet to the point of beginning, containing 2.71 acres.

Being the same property conveyed to Riley Baxter, Jr., by virtue of that certain Warranty Deed dated November 14, 1963, and being of record at Book 3647, Page 493 in the Register's Office of Davidson County, Tennessee.

Riley Baxter, Jr, having since deceased intestate on April 24, 2017 leaving Riley Baxter, III, Karen Woodruff, Jessica Brooks, Effie Hargrove and Angela Baxter as heirs at law as noted in Affidavit of Heirship of record in Instrument No. 20220208-0014507, and 20220208-0014508, Register's Office for Davidson County, Tennessee. Probate has been opened and closed for said estate in Probate Case No. 17P791.

This conveyance is subject to all easements, restrictive covenants and conditions , and all other matters of record, including all items set out on any applicable plat of record. No insurance is afforded as to the exact amount of acreage contained in subject property.

This is improved x property, known as 1621 E Stewarts Ln Nashville, TN 37218
(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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 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 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 this 4th day of February, 2022.

Riley Baxter III

Karen Woodruff

Jessica Brooks

Effie Hargrove

Angela Baxter

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Riley Baxter III, Karen Woodruff, Jessica Brooks, Effie Hargrove and Angela Baxter**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 4th day of February, 2022.

Notary Public

My Commission Expires: 1-8-22

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY