This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-15035-SL

Karen Johnson Davidson County
Batch# 803167 DEEDWARR
02/10/2022 10:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20220210-0015509

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $445,000.00.

Affiant

Subscribed and sworn to before me, this the 25th day of January, 2022.

Notary Public
My Commission Expires: 1-15-2024

LORI PATTERSON
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Olivia Dee Caldwell 501 Vernon Circle Nashville, TN 37209	New Owners	091 05 1C 027.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Logan C. Baker,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Olivia Dee Caldwell, an Unmarried Woman,** hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 27, on the Horizontal Property Regime for 2 Aves, as recorded in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180926-0095647 and amended in Instrument No. 20190426-0038655, Instrument No. 20190709-0066829, Instrument No. 20200309-0026202, Instrument No. 20200604-0057612, Instrument No. 20200608-0058500 and Instrument No. 20210319-0036483, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Logan Baker, by Special Warranty Deed from RSD Vernon and James, LLC, a Tennessee limited liability company, of record in Instrument No. 20200122-0007675, in the Register's Office of Davidson County, Tennessee, dated January 21, 2020 and recorded on January 22, 2020.

Being part of the same property conveyed to RSD Vernon and James, LLC, a Tennessee limited liability company, by Quitclaim Deed from Michael D. Burns and wife, Glenda S. Burns, of record in Instrument No. 20180316-0025044, in the Register's Office of Davidson County, Tennessee, dated March 14, 2018 and recorded on March 16, 2018.

Being part of the same property conveyed to RSD Vernon and James, LLC, a Tennessee limited liability company, by Special Warranty Deed from Michael D. Burns and wife, Glenda S. Burns, of record in Instrument No. 20180316-0025043, in

the Register's Office of Davidson County, Tennessee, dated March 14, 2018 and recorded on March 16, 2018.

This is ☒ improved or ☐ unimproved property located at: **501 Vernon Circle, Nashville, TN 37209**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 25th day of January, 2022.

GRANTOR:

Logan C. Baker

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Logan C. Baker, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 25th day of January, 2022.

Notary Public
My Commission expires: _____



CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, 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 1-25, 2022.

Affiant
Date: January 31, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 31 day of January 2022.

Notary Public

My Commission Expires: 5/5/2025

