THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220239446**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,400,000.00 Affiant Subscribed and sworn to before me, this 18th day of February, 2022. Notary Public My Commission Expires: ___

BRIANA GAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-08-2024

Karen Johnson Davidson County
Batch# 809967 DEEDWARR
02/23/2022 02:27:07 PM 2 pgs
Fees: $13.00 Taxes: $5,180.00

20220223-0020638

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ann Kathryn Dettwiller 4013 Colorado Avenue Nashville TN 37209-4902	New Owner	Tax Parcel ID No. 103-08-0-007.00

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, **Matthew G. Baker, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ann Kathryn Dettwiller, a single woman**, ("Grantee"), her successors, 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(s) 2 , as shown on the map entitled Re-Subdivision of Lot 20 of the Plan of West End Annex 2 Lot Minor Plat, of record in Instrument No. 20110526-0040475, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MATTHEW G. BAKER, by deed from LANNY T. MIZE and STACIE ELIZABETH MIZE, HUSBAND AND WIFE, of record in Instrument No. 20180824-0084104 , dated June 26, 2018 , said Register's Office.

Being further conveyed to MATTHEW G. BAKER by quitclaim deed from SARAH ALYCIA WILHITE, a single woman, being formerly known as SARAH BAKER AND SARAH WILHITE BAKER, of record in Instrument No. 20211130-0158050, dated November 23, 2021, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 103-08-0-007.00.

Matters shown on the Plan of record in Instrument No. 20110526-0040475, said Register's Office.

This is improved property located at 4013 Colorado Avenue Nashville TN 37209-4902

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 18th day of February, 2022.

Matthew G. Baker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Matthew G. Baker, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of February, 2022.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

Return to:
Rudy Title and Escrow, LLC
312 21st Avenue South
Nashville, TN 37203
G-BMR-22-4013