Karen Johnson Davidson County
Batch# 812569 DEEDWARR
02/28/2022 01:44:07 PM 4 pgs
Fees: $23.00 Taxes: $14.76

20220228-0022506

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 3,989.00
Elbert Ray Baker, Affiant
Subscribed and sworn before me this the
28 Day of February, 2022.
Brandi Wall, Deputy Register

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO: Owner | Send Tax Bills To:
Jeffrey S. Bailey
7717 Wilkinson Road
Joelton, TN 37080

Warranty Deed

This Deed is made by Elbert Ray Baker, "Grantor(s)", to Jeffrey S. Bailey, "Grantee(s)", whose post office address is 7717 Wilkinson Road, Joelton, TN 37080

as (select one):

- ☐ An Unmarried Sole Owner
- ☐ A Married Sole Owner
- ☑ A Single Sole Owner
- ☐ Joint Tenants
- ☐ Tenants in Common
- ☐ Community Property **(only in AZ, ID, LA, NM, NV, TX, WA, and WI)**
- ☐ Community Property with Right of Survivorship **(only in AZ, ID, NV, and WI)**

For valuable consideration in the sum of $ 3,989.00, the receipt of which is hereby acknowledged, Grantor(s) grant and convey and warrant to Grantee(s) the following real property (the premises) located in Davidson County/Parish, TN

LEGAL DESCRIPTION: E/S Wilkinson Rd N of Morgan Rd

PARCEL NUMBER: 009000017800

Instrument 2014 1014 009 4903

TITLE SOURCE: BK 6564 P 79 BK 9443 P 877

Grantor(s) covenant that he/she/they are lawfully seized in fee simple of the premises, which he/she/they have the right to sell and convey, and which are free from encumbrances except those of record. Further, Grantor(s) covenant that he/she/they will execute or procure any necessary further assurance of the title to said premises, and that he/she/they will warrant and defend the premises in the quiet and peaceable possession of the Grantee(s).

☐ This transfer is tax exempt because _____.

☐ Taxes for the year 2021 shall be prorated between the Grantor(s) and Grantee(s) beginning on the date of recording.

Elbert Ray Baker / Elbert Ray Baker, Date: _____, Grantor

1302 Southery Pkwy, Mailing Address

Clarksville, TN 37040, City, State, Zip

_____ Date: _____

_____, Second Grantor (if Applicable)

_____, Mailing Address

_____, City, State, Zip

First Witness: _____ (Signature) _____ (Printed Name) _____ (Date)

Second Witness: _____ (Signature) _____ (Printed Name) _____ (Date)

STATE OF Tennessee)
COUNTY/PARISH OF Sumner)
On February 28, 2022, before me, Ashley Chiarizio,
a Notary Public, personally appeared Elbert Ray Baker,
as Grantor(s), and Jeffrey Bailey, as Witness, and ——,
as Witness, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Tennessee that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

A. Chiarizzio
Signature of Notary

ASHLEY CHIARIZZIO
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires Nov 6, 2024

Affiant ____ Known V Produced ID
Type of ID Drivers License
Commission expires: 11/06/2024

I certify that the full consideration paid for the described property is:
$ 3,989.00

Signed: Jeffrey Bailey
Jeffrey Bailey
(Grantee)

Dated: 2-28-22

Signed: ____
(Second Grantee, if applicable)

Dated: ____

Preparer: Elbert Ray Baker

METROPOLITAN GOVERNMENT ETC. FILE NO. 13-299-II

VS. BILL NO. 18107

DELINQUENT TAXPAYERS ETC. MAP & PARCEL No: 00900017800
(FESMIRE INVESTMENTS)

2014 JAN 27 PM 2:23

REPORT OF SALE

To the Chancellor:

An order was entered in this case on OCTOBER 2, 2013, on page 333 of Tax Minute Book 133 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

0 WILKINSON RD
0.53 Acres
Map and Parcel Number 00900017800
Deed Book , Page 00009443 0000876

TERMS OF SALE: Cash. To the highest and best bidder. Subject to the right of equity of redemption. The purchaser(s) shall be liable for payment of taxes assessed against the property beginning with the year 2012, and continuing so long as purchaser(s) shall own the property. If there are any excess funds remaining from the proceeds of said sale after distribution of all taxes and costs as specified above, a reference will be made to pay any full year's taxes, interest and penalty due and payable to the Metropolitan Government on the date of sale. Judgment in this cause is in the amount of $515.95 plus interest, penalty, statutory attorney's fees and costs as provided by law.

I respectfully report that I advertised for the required time in the Tennessean, a newspaper published in Nashville, stating that in the Jury Assembly Room, Ground Floor of the Metropolitan Courthouse, One Public Square, Nashville TN 37201, at 12:00 o'clock noon, on WEDNESDAY, JANUARY 22, 2014, I would sell the above described property upon the stated terms. I held the sale as ordered and the property was fairly struck off and sold to ELBERT RAY BAKER for $988.37. The purchaser(s) complied by paying $988.37.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 988.37, Affiant
Subscribed and sworn before me this the
14 Day of OCT, 2014
, Deputy Register

Respectfully Submitted,
CRISTI SCOTT
Clerk and Master

By _____
Deputy Clerk and Master

Elbert Ray Baker (New Owner | Tax Bills)
6014 Lenox Ave
Nashville TN 37209