WARRANTY DEED

Karen Johnson Davidson County
Batch# 816913 DEEDWARR
03/07/2022 03:03:30 PM 3 pgs
Fees: $18.00 Taxes: $2,375.40
20220307-0025817

STATE OF Tennessee
COUNTY OF Maury

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $642,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF FEBRUARY, 2022.

Elizabeth Grooms
Notary Public

MY COMMISSION EXPIRES: 6/22/22
(AFFIX SEAL)

MAURY COUNTY NOTARY PUBLIC TENNESSEE STATE OF ELIZABETH GROOMS

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Cindy L. Baker	Cindy L. Baker	Parcel ID: 186 04 0A 239.00
(NAME) 208 Foxley Court	(NAME) 208 Foxley Ct.	
(ADDRESS) Nolensville, TN 37135	(ADDRESS) Nolensville, TN 37135	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Kenneth G. Baker and Mary M. Baker, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Cindy L. Baker, a single woman**, hereinafter called the Grantees, 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 Lot 428, Burkitt Place, Phase 2D, Section 1 "Cluster Lot Subdivision", as shown on plat of record in Instrument No. 20111213-0097045, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kenneth G. Baker and Mary M. Baker, Husband and Wife, by Warranty Deed from Hulet Lee Thomas Jr. and Valerie Thomas, Husband and Wife, of record in Instrument No. 20130913-0096875, in the Register's Office of Davidson County, Tennessee, dated September 09, 2013 and recorded on September 13, 2013. Also see Affidavit of recorded in Instrument No. 20170710-0069152 and Instrument No. 20170714-0071131 and Deed of Correction recorded in Instrument No. 20170801-0078008.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 208 Foxley Court, Nolensville, TN 37135

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 our hands this 17th day of February, 2022

Kenneth G. Baker

Mary M. Baker

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Kenneth G. Baker and Mary M. Baker, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of February, 2022.

Notary Public

My Commission Expires: 1/5/26

(SEAL)

RHONDA HENRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

I, Kim Swanner, do hereby make oath that I am a licensed attorney and/or the 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 2.17.22.

Elizabeth Groom

Affiant Signature

2.17.22

Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 17th day of February 2022

Notary Signature

Commission Expires: MY COMMISSION EXPIRES 2-28-2023

KIM SWANNER
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY