This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 819369 DEEDWARR
03/10/2022 03:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,546.60
20220310-0028059

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $418,000.00.

Affiant

Subscribed and sworn before me this the 28 day of February, 2022.

Notary Public
My commission expires:

BECKY ELIZABETH BURCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
John Baker and Jessica Baker 3104 Lake Park Drive Nashville, TN 37211	**New Owner**	119-15-0 042.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, A & L HOMES, LLC, A TENNESSEE LIMITED LIABILTY COMPANY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JESSICA BAKER AND JOHN BAKER, WIFE AND HUSBAND, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 54 on the Map of Southlake Subdivision, Section II, as shown on plat of record in Book 2083, page 84, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to A & L Homes, LLC, by deed dated 08/12/2021, from Music City Holdings, LLC, of record in Instrument No. 20210824-0114445, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3104 Lake Park Drive, Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

LL

Witness my hand this the 28th day of February, 2022.

A & L Homes, LLC

BY: _____
Larry Becker, Member

STATE OF TENNESSEE
COUNTY OF Coffee

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, A & L Homes, LLC, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of February, 2022.

My commission expires: 5-21-2024

_____
Notary Public

JUSTIN MOONEYHAM
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

202203100028059

Tennessee Certification of Electronic Document

I, Sarah Lile, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 02/28/22.

Affiant Signature

02/28/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 28 day of February, 2022.

Notary Signature

My Commission Expires: 11-19-23

BECKY ELIZABETH BURCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON