WARRANTY DEED

Karen Johnson Davidson County
Batch# 824739 DEEDWARR
03/18/2022 11:44:30 AM 4 pgs
Fees: $23.00 Taxes: $1,054.50
20220318-0031724

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Affiant

SUBSCRIBED AND SWORN TO ME ON 15TH DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES:

ANNA C NORRIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON
My Commission Expires March 16, 2025

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 7000 Executive Center Drive, Suite 125, Brentwood, TN 37027
File No.: 1837

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO: If left blank please use the address of the new owner	MAP PARCEL
Joshilyn T. Baker	Bank of England	060-01-019.00
474 Ewing Drive (aka 474 Ewing Lane)	PO Box 3490	
Nashville, TN 37207	Little Rock, AR 72203	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JAMES E. DALY, A WIDOWER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

JOSHILYN T. BAKER, SINGLE WOMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND in Davidson County, Tennessee neing Lot No. 47, on the plan of Aldrich Heights, Section II, as shown by plat of record in plat Book 2133, page 128, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description, and is also more particularly described as follows:

BEGINNING at a point in the south margin of Ewing Lane, at the corner of lots 47 & 48 on said plan; thence with the line between said lots, southeastwardly 225.71 feet to a point; thence S 77° 18'W, 195 feet to a point in the east margin of Aldrich Lane, thence with the margin of the same, northwestwardly 192 feet to a point, the beginning of a curve; thence around said curve, northeastwardly 30.80 feet to a point in the south margin of Ewing Lane; thence with the margin of the same, eastwardly 147.18 feet to the beginning.

BEING the same property conveyed to James E. Daly, a widower by Quitclaim Deed from Betty C. Daly, who aquired title as Betty Catherine Sanders Daly, a widow, dated May 10, 2018, recorded on May 23,

2018, in Instrument No. 20180523-0049271, Register's Office for Davidson County, Tennessee. Also, being the same property conveyed to Kenneth Daly, Sr. and Betty Catherine Sanders Daly, husband and wife, and James E. Daly, a married man, and Rose M. York, a married woman by Quitclaim Deed from Kenneth Daly, Sr. and Betty Catherine Sanders Daly, husband and wife, dated June 25, 2003, recorded on July 8, 2003, in Instrument No. 20030708-0094179, Register's Office for Davidson County, Tennessee. Also, being the same property conveyed to Kenneth Daly, Sr. by Quitclaim Deed from George Sanders, Jr., dated June 13, 1994, recorded on June 21, 1994, in Book 9384, page 763, Register's Office for Davidson County, Tennessee. Also, being the same property conveyed to George L. Sanders and wife, Martha Sanders by Warranty Deed from Woodbine Homes, Inc., dated September 14, 1955, recorded on September 15, 1955, in Book 84, page 745, Register's Office for Davidson County, Tennessee.

Rose Marie York-Daly aka Rose M. York died on September 06, 2010 leaving James E. Daly as surviving tenant by the entirety.
Kenneth Edgar Daly, Sr. aka Kenneth Daly, Sr. died on February 2, 2012.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

2. All matters as set forth per Plat Book 2133, Page 128, said Register's office.

3. Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Book 2300, page 212, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.

This is improved property known as 474 Ewing Drive (aka 474 Ewing Lane), Nashville, TN 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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/my hand on the 15th day of February, 2022.

James E. Daly

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state James E. Daly, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.
Witness my hand and official seal this 15th day of February 2022.

Anna C Norris
Notary Public
My Commission expires:_____

ANNA C NORRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires
March 16, 2025

Certificate of Authenticity

I, Kimberly Hollingshead, 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 2/15/22.

Kimberly Hollingshead, Esq.

2.15.22
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 15 day of Feb, 2022.

Notary Signature

My Commission Expires 4/30/24

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON