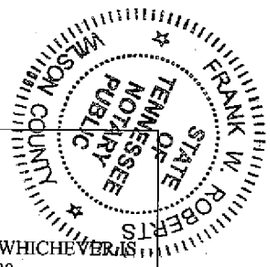
RECORD AND RETURN TO:
WilsonBerry Title and Escrow, LLC
2231 N. Mt. Juliet Rd.
Suite 203
Mt. Juliet, Tennessee 37122
File No.: QWB-6059-2022



WARRANTY DEED

Karen Johnson Davidson County
Batch# 826598 DEEDWARR
03/23/2022 08:22:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20220323-0033063

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of March, 2022

NOTARY PUBLIC

My commission expires: 9/23/25

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N. Mt. Juliet Road, Suite 203, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brock Fortner 5544 West Shady Trail Old Hickory TN 37138	Same address as new owner	052-13-0B-138-00

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FIFTY THOUSAND AND 00/100 Dollars ($250,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **SCOTT A. BAKER AND PATRICIA ANN BAKER**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **BROCK FORTNER**, unmarried, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 176 on the Condominium Site Plan of River Glen, a Planned Unit Development, Phase 4, Section 2, of record in Book 9700, page 858, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Scott A. Baker and Patricia Ann Baker, husband and wife, from Ronald D. Brown and Annie B. Brown, husband and wife, by Warranty Deed dated January 13, 2012 and recorded January 23, 2012 in Instrument #20120123-0006100, said Register's Office.

This is unimproved property known as 3024 Penn Meade Way, Nashville, TN 37214, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2022 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 9th day of March, 2022

GRANTOR(S)

Scott A. Baker

Patricia Ann Baker by Scott A. Baker, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, Scott A. Baker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 9th day of March, 2022

Notary Public

Printed Notary Name
My commission expires: 9/23/25

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, Scott A. Baker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument on behalf of Patricia Ann Baker, as her attorney-in-fact, and that he executed the same for the purposes therein contained, as the free act and deed of Patricia Ann Baker.

WITNESS my hand and seal, this the 9th day of March, 2022

Notary Public

Printed Notary Name
My commission expires: 9/23/25

TRUE COPY CERTIFICATION

I, Frank Roberts, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on 3/9/22 (date of document).

Frank Roberts

3/9/22
Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 9th day of March, 2022.

Notary's Signature

My Commission Expires: November 6, 2024

Notary's Seal

MARTHA E. BERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 06, 2024