THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corporation 5107 Maryland Way Brentwood, TN 37027 P22-13250-BW	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 463,500.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF March, 2022 Notary Public MY COMMISSION EXPIRES: 4/26/2025 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 833122 DEEDWARR
04/01/2022 11:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,714.95
20220401-0038010

STATE OF TENNESSEE NOTARY PUBLIC ELIZABETH COOPER WILSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zachary D Bauder	Same As New Owner	
2411 Selma Avenue	2411 Selma Avenue	084-16-0-010.00
Nashville, TN 37214	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Berry Caldwell and wife, Nancy Caldwell**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Zachary D Bauder, an unmarried man and Suzanah C. Oravec, an unmarried 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 No. 7, commencing at a point in the Southerly margin of Selma Avenue 267 feet West of the center line of McGavock Pike and thence with the Southerly margin of Selma Avenue 75 feet to a point, being the Northeast corner of Lot No. 8; thence Southerly with the Easterly margin of Lot 8, 300 feet to a point; thence Easterly 75 feet to a point; being the Southwest corner of Lot No. 6; thence Northerly 300 feet to the point of beginning, being a resubdivision of Lot No. 13 in the Bainbridge and Satterfield Subdivision of part of the Nichol Place as of record in Book 421, Page 132, Register's Office for said County. Said Lot No. 7 in the resubdivision of Lot No. 13 is according to an unrecorded survey of S. F. Davis, Surveyor, dated November 26, 1945.

Being the same property conveyed to Berry Caldwell and wife, Nancy Caldwell by Deed from Andrew M. Cuomo, Secretary of Housing and Urban Development, of Washington, D.C. of record in Book 11737, page 847, Register's Office for Davidson County, Tennessee, dated November 5, 1999 and recorded November 9, 1999.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **2411 Selma Avenue, Nashville, TN 37214**

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 the 15th day of March, 2022.

Berry Caldwell

Nancy Caldwell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Berry Caldwell,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 15th day of March, 2022.

My Commission expires: 9/2/24

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Nancy Caldwell,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 15th day of March, 2022.

My Commission expires: 9/2/24

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Beth Cooper, 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 **March 15, 2022**.

Affiant Signature

March 15, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

15th day of **March**, 20**22**.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

