PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Karen Johnson Davidson County
Batch# 838718 DEEDWARR
04/12/2022 02:46:56 PM 4 pgs
Fees: $23.00 Taxes: $1,783.40
20220412-0042421

Christy Wilkins Ivey *Margaret H. Taylor*

W & I Ref: (DM) Title No.: 62490

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Clinton Daniel Hidinger 5606 Cloverland Drive #107 Brentwood, TN 37027	NEW OWNER

TAX MAP PARCEL NUMBERS: 160150E00700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$482,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lauren K. Baker, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Clinton Daniel Hidinger**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 107 on the Plan of Presidents Reserve at Brentwood, Phase 1, shown as Exhibit "E" to the Declaration of Covenants Conditions and Restrictions of record in Instrument No. 20060317-0030917. Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Lauren K. Baker by Warranty Deed from Julia J. Tate, unmarried, dated March 6, 2015 and recorded on March 6, 2015, of record in Inst. No. 20150306-0019544, Register's Office for Davidson County, Tennessee.

Beau Blackshear, spouse of Lauren K. Baker, joins in this conveyance solely to convey any and all marital interest he may have in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2022, and subsequent years; The Plan, with Owner's Certificate, of record shown on Exhibit "E" to the Declaration of Covenants Conditions and Restrictions of record in Instrument No. 20060317-0030917, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20060317-0030917, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This instrument is executed on behalf of Beau Blackshear by James E. Baker pursuant to a Power of Attorney executed by him on the 1st day of March, 2022, of record in Instrument No. _____, Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as 5606 Cloverland Drive, # 107, Brentwood, TN 37027

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of March, 2022

Lauren K. Baker

Lauren K. Baker

Beau Blackshear by James E. Baker Attorney-In-Fact

Beau Blackshear by James E. Baker, Attorney-In-Fact

State of Tennessee

County of Davidson

On this 7th day of April, 2022, before me the undersigned authority, personally appeared **Lauren K. Baker**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Margaret H Taylor

Notary

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **James E. Baker** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Beau Blackshear**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 31st day of March, 2022

My Commission Expires: DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-25-2022

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $482,000.00.

Affiant

Sworn and subscribed before me this 8th day of April, 2022

Notary

My Commission Expires

MARGARET H. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

EXHIBIT "A"

To

Warranty Deed

FROM: Lauren K. Baker

TO: Clinton Daniel Hidinger

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

James E. Baker, Affiant

Sworn to and subscribed before me this 31st day of March, 2022

Notary Public

My Commission Expires: _____

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2022