PREPARED BY (AND RETURN TO):

Ivey Title, LLC

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

Christy Wilkins Ivey

Margaret H. Taylor

Karen Johnson Davidson County
Batch# 842203 DEEDWARR
04/19/2022 02:39:17 PM 2 pgs
Fees: $13.00 Taxes: $2,960.00

20220419-0045152

Ivey Title, LLC Ref: (DM) Title No.: 62583
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Baskin Capital, LLC 715 Bradford Ave. Nashville, TN 37204	NEW OWNER

TAX MAP PARCEL NUMBERS: 13209008600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$800,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jessica Baker Hollingsworth**, married, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Baskin Capital, LLC**, 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 the westerly 82 1/2 feet of Lot No. 39 on the Plan of Subdivision of Lots 27-28-36-37-38-39-40-41-42-43 and Part of Lots 35 & 44 in Oak Hill Subdivision No. 1, of record in Plat Book 547, page 52, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 39 fronts 82 1/2 feet on the northerly side of Cadillac Avenue and runs back between parallel lines with the easterly margin of Soper Avenue 313 1/2 feet to a dead line.

Being the same property conveyed to Daniel L. Hollingsworth, married man, by Warranty Deed from Chesley P. Erwin, Jr. and wife, Nancy B. Davis, dated March 20, 2019 and recorded on March 22, 2019, of record in Inst. No. 20190322-0026172, Register's Office for Davidson County, Tennessee. By Order of Wife's Second Motion to Order Sale of Marital Home in Case No. 21D1242 in the Third Circuit Court for Davidson County, Tennessee, all legal title in subject property was divested from Daniel Lynn Hollingsworth and vested in Jessica Baker Hollingsworth and the said Jessica Baker Hollingsworth was granted the authority to sign all documents necessary to transfer legal title.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2022, and subsequent years; All matters shown on the Plan of record in Book 547, page 52, said Register's Office.

This is improved property, known as 920 Cadillac Avenue, Nashville, TN 37204

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 16th day of April, 2022

Jessica Baker Hollingsworth

State of Tennessee

County of Davidson

On this 16th day of April, 2022, before me the undersigned authority, personally appeared Jessica Baker Hollingsworth, 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.

Notary

My Commission Expires:

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

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: $800,000.00.

Affiant

Sworn and subscribed before me this 18th day of April, 2022

Notary

My Commission Expires:

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