Karen Johnson Davidson County
Batch# 849990 DEEDWARR
05/03/2022 11:04:08 AM 2 pgs
Fees: $13.00 Taxes: $962.00
20220503-0051217

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT220400096

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 2nd day of May, 2022

Notary Public

MY COMMISSION EXPIRES:

GAIL C. VINCENT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 11-22-2025

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Dale Carver **1628 Shelby Ave.** **Nashville, TN 37206**	**SAME**	**042-15-0-082.00**

FOR AND IN 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,

Billy Joe Baker, Jr, Sole Heir of the Estate of Vicky D. Baker

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

Charles Dale Carver, umarried

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 Nos. 65 to 72, inclusive, in Block "A", on the Plan of Marthonna, not of record, described according to a survey made by J.A. Mefford, Surveyor, December, 1937, as follows:

Said Lot Nos. 65 to 72, inclusive, front 200 feet on the easterly side of East Marthona Road (formerly known as Ezell Road East), the northwesterly corner being 1,529.9 feet southwardly from Old Hickory Boulevard, as measured along the easterly line of East Marthona Road (formerly known as Ezell Road East), said 200 feet running back between parallel lines 424.8 feet on the northerly line and 427.0 feet on the southerly line to a dead line, being 200 feet thereon.

BEING the same property conveyed to Vicky D. Baker, unmarried, by Warranty Deed from Mary A. Wilson, unmarried, dated 3/3/2003 and recorded 3/5/2003 in Instrument No. 20030305-0029360, in the Register's Office of Davidson County, Tennessee. The said Vicky D. Baker having since died, intestate, on or about July 31, 2021, thereby vesting subject property in her heir at law, Billy Joe Baker, Jr. as evidenced by Affidavit of Heirships of record in Instrument Number 20220413-0042680 and Instrument Number 20220413-0042681, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the 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 government and zoning regulations.

This is improved (X) property known as **325 East Marthona Road, Madison, TN 37115**
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 2nd day of May, 2022.

Estate of Vicky D. Baker

BY: _____

Billy Joe Baker, Jr, Sole Heir

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 Billy Joe Baker, Jr, Sole Heir of the Estate of Vicky D. Baker the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of May, 2022.

Commission Expires:_____

_____
Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-22-2025