Karen Johnson Davidson County
Batch# 863925 DEEDWARR
05/27/2022 10:57:27 AM 2 pgs
Fees: $13.00 Taxes: $2,220.00
20220527-0061764

KYLE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY (Notary Stamp)	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whic... $600,000.00. Affiant Subscribed and sworn to before me, this 23rd day of May, 2022. Kyle Smith Notary Public My commission expires: 09/08/2025

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
149 1st Avenue, North, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Gary Barker and Sandra Barker	CMG Mortgage	**109-04-0A-014.00-CO**
2504 Janalyn Trace	3160 Crow Canyon Rd Ste 400	
Hermitage, TN 37076	San Ramon, CA 94583	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Jordan L. Brooking and Leslie A. Brooking, husband and wife

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

Gary Baker and Sandra Baker, Co-Trustees of the Gary and Sandra Baker Revocable Trust, dated May 19th, 2020

(hereinafter called the "Grantees"), their 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. 14 on the Plan of Final Plat For Cluster-Lot Subdivision, Towering Oaks, Phase One of record in Plat at Instrument No. 20071127-0137704, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jordan L. Brooking and Leslie A. Brooking, husband and wife by Warranty deed from Lucas F. Ingram and Tiffany D. Ingram, husband and wife of record in Instrument No. 20150615-0056428 Register's Office for Davidson County, Tennessee, dated June 12, 2015 and recorded on June 15, 2015.

This is **improved** property known as **2504 Janalyn Trace, Hermitage, TN 37076.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTORS COVENANT with the said Grantees that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantees.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantors have hereunto executed this instrument on this the 23rd day of May, 2022.

Jordan L. Brooking

Leslie A. Brooking

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, Jordan L. Brooking and Leslie A. Brooking, the bargainor(s), 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 23rd day of May, 2022.

Notary Public
My Commission Expires: 09/08/2025

KYLE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Lenders Title Company File No. 22-001104-525