Karen Johnson Davidson County
Batch# 871855 DEEDWARR
06/15/2022 12:28:30 PM 2 pgs
Fees: $13.00 Taxes: $592.00
20220615-0068444

Prepared by & Return to:
William A. Baker, II
P.O. Box 60824
Nashville, TN 37206

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $160,000.00

Affiant

SEAN SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this 14th day of June 2022.

Notary Public
My commission expires: 04/08/2025

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
William A. Baker, II	New Owner	Map & Parcel
P.O. Box 60824		
Nashville, TN 37206		**096-06-0-197.00**

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Lisa Marie George Hackney and Deborah Ann Mallory**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **William A. Baker, II, a Married Man**, hereinafter called the Grantee, her successors 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. 25 on the Plan of Clover Hill, Section No. 2, as of record in Plat Book 2133, Page 46, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 25 fronts 60 feet on the northerly side of Ironwood Drive and runs back 160 feet on the westerly line and 169.6 feet on the easterly line to a dead line, measuring 88 feet thereon.

Being the same property conveyed to John P. Brown Trustee by Quitclaim Deed from Larry Hollis, Executor for the Estate of Blanche Hollis of record in Instrument no. 20100514-0037412 Register's Office for Davidson County, Tennessee, dated October 05, 2009 and recorded on May 14, 2010 and within the same deed the said John P. Brown, III Trustee conveyed his interest in the subject property to Larry Hollis, unmarried.
The said Larry E. Hollis died testate on July 23, 2011 leaving Lisa Marie George and Deborah Ann Mallory as his devisees as noted li the Last Will and Testament filed in Docket No. 12P-1130, Probate Court for Davidson County, Tennessee.
****Said property is not the primary residence of either Grantor.**
****Lisa Marie George is one in the same as Lisa M. George Hackney**

This conveyance is subject to:
-Taxes for the year of 2022 and thereafter, not yet due and payable.

-Subject to all matters shown on the Plan of record in Plat Book 2133, Page 46, Register's Office for Davidson County, Tennessee.

-Restrictions of record in Book 1583, Page 423 and Book 2145, page 262 and Book 2245, page 584, in the Register's Office for Davidson County, Tennessee.

-Subject to easement and right-of-way for an electric power transmission line 150 feet in which on and across the northerly part of premises with rights of Ingress and Egress and other rights and privileges as set out in grant to the United States of America, of record in Book 1163, Page 698: 10 foot easement for public utilities along the Northerly line of premises easement for T.V.A. Transmission Line across the Northerly part of premises, anchor easement at the Southeast corner of premises, 30 foot building setback line from Ironwood Drive and condition of owners certificate, a shown on plan of record in Book 2133, page 46, and to restrictive covenants contained in instrument of record in Book 1583, page

423, and Book 2145, page 262 Register's Office for Davidson County, Tennessee.

This property is improved property known as **2923 Ironwood Dr., 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 14th day of June, 2022.

Lisa M. George Hackney
Lisa Marie George

Debra A Mallory
Deborah Ann Mallory

and Lisa M. George Hackney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEBRA ANN MALLORY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of June, 2022.

Notary Public
My Commission Expires: 09/08/2025
(SEAL)

SEAN SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LISA MARIE GEORGE, the within named bargainor, with whom I am