WARRANTY DEED

Karen Johnson Davidson County
Batch# 883075 DEEDWARR
07/01/2022 03:05:04 PM 2 pgs
Fees: $13.00 Taxes: $2,590.00

20220701-0076904

T-DT-22-3702

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 06/11/2023 CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Dale Gerard Thompson and Lauralee Thompson	**New Owner**	
(NAME) 1008 A Grandview Drive	(NAME)	**118-13-0-041.00**
(ADDRESS) **Nashville, TN 37204**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JULIA HAUGHTON BALDRIDGE, TRUSTEE, AND ROLAND KEITH BALDRIDGE, TRUSTEE OF THE KNJ BALDRIDGE REVOCABLE LIVING TRUST,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DALE GERARD THOMPSON AND LAURALEE THOMPSON, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being parts of Lots No. 39 and 40 on the Plan of Oriental Golf Club Subdivision, Section 1, of record in Book 1424, page 10, Register's Office for said County, described as follows:

Beginning on the Easterly margin of Ackerman Court at the Northwest corner of the property conveyed to R.C. Adams by deed from Robert S. Brittain and wife, of record in Book 2341, page 629, said Register's Office, said point being 8 feet North of the corner of Lots Nos. 38 and 39; thence Eastwardly and parallel with the line between said two lots, 150 feet; thence Northwardly and parallel with the Easterly margin of Ackerman Court, 75 feet to a point 8 feet North of the line between Lots Nos. 39 and 40; thence Westwardly and parallel with the line between said two lots, 150 feet to the Easterly margin of said Ackerman Court; thence with the same, Southwardly 75 feet to the beginning.

Being the same property conveyed to KNJ Baldridge Revocable Living Trust by Quitclaim deed from Roland Keith Baldridge and Julia Haughton Baldridge of record in Instrument No. 20190403-0030119 Register's Office for Davidson County, Tennessee, dated March 19, 2019 and recorded on April 03, 2019.

This conveyance is subject to:
- Taxes for the year 2022 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 10, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1113, Page 646 and in Book 1469, Page 285, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument Number 20210505-0060249, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3702 Ackerman Court, Nashville, Tennessee 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 20th DAY OF JUNE, 2022.

KNJ Baldridge Revocable Living Trust

BY: _____
Julia Haughton Baldridge
Trustee

BY: _____
Roland Keith Baldridge
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JULIA HAUGHTON BALDRIDGE, TRUSTEE of KNJ BALDRIDGE REVOCABLE LIVING TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 20th of June, 2022.

_____
Notary Public
My Commission Expires: 03/07/2023
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROLAND KEITH BALDRIDGE, TRUSTEE of KNJ BALDRIDGE REVOCABLE LIVING TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 20th of June, 2022.

_____
Notary Public
My Commission Expires: 03/07/2023
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212