Karen Johnson Davidson County
Batch# 896915 DEEDWARR
08/01/2022 12:11:30 PM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20220801-0087208

WARRANTY DEED

STATE OF Tennessee
COUNTY OF SUMNER

RHONDA M. HANNAH NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY MY COMMISSION EXPIRES 6-19-2023

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 29th DAY OF July, 2022.

(Affix Seal) Notary Public

My Commission Expires: _____

ALDAY-T22149

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
TITLE SOLUTIONS, LLC
111 Maple Row Blvd.
Hendersonville, TN 37075

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Ryan Alday and Breanne Alday, husband and wife	Legends Bank ISAOA/ATIMA	041-05-0-021.00
4171 Creek Trail Drive	310 North First Street	
Whites Creek, TN 37189	Clarksville, TN 37040	

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, I/we, JOHN BAKER AND WIFE, STACIE BAKER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto RYAN ALDAY AND BREANNE ALDAY, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs 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 Lot No. 33 on the Plan of Creek Trail Subdivision, a plat of which is of record in Book 7900, Page 261-262, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to John Baker and wife, Stacie Baker by deed from Khushru H. Frenchman and wife, Rita K. Frenchman of record in Book 20040405-0038399, recorded on 04/05/2004, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

( ) unimproved
This is (X) improved property known as 4171 Creek Trail Drive, Whites Creek, Tennessee 37189 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 29th day of July, 2022 :

John Baker

Stacie Baker

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhonda M Hannah, a Notary Public in and for said County and State, the within named JOHN BAKER AND WIFE, STACIE BAKER, 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. Witness my hand and official seal at Sumner County, TN, this 29th day of July, 2022.

Notary Public

My Commission Expires: _____

RHONDA M. HANNAH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-19-2023

Tennessee Certification of Electronic Document

I, Linzy Lehn, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/29/2022 (date of document).

(Affiant Signature

8/01/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 1 day of August, 2022.

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 10/21/2024

Angela Hyde
Notary's Signature

NOTARY'S SEAL

MY COMMISSION EXPIRES: 10/21/24