This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 912020 DEEDWARR
09/02/2022 11:24:30 AM 4 pgs
Fees: $23.00 Taxes: $1,757.50
20220902-0099286

State of TN }
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $475,000.00

Affiant Signature

Subscribed and sworn to before me on this the 29 day August 2022

Notary Public
My Commission expires: 7-7-2025

ANNA BATES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 7-7-2025

NAME AND ADDRESS OF PROPERTY OWNER:
Keith and Jennifer Baker
229 Woodmaker Court
Nashville, TN 37214-4350

SEND TAX BILLS TO:
Keith and Jennifer Baker
229 Woodmaker Court
Nashville, TN 37214-4350

MAP AND PARCEL NUMBER: Tax ID #: 108150A02800CO

WARRANTY DEED
22NT01112

Effective the 29th Day of August 2022 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Hannah Mazzaferro, and Anthony Mazzaferro, husband and wife, and Rebekah G Wilson, John T Wilson, husband and wife

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Keith E. Baker and Jennifer L. Baker, husband and wife

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land Davidson County, Tennessee, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 28 on the plan of Percy Priest Woods Subdivision, as shown by plat of record in Plat Book 9700, Page 384, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property as conveyed to Hannah Mazzaferro, and Anthony Mazzaferro, husband and wife, and Rebekah G Wilson, John T Wilson, husband and wife by Warranty Deed from Tracy Williams and Konya M. Hollands Williams, husband and wife dated 02/09/2018 recorded 02/16/2018 in Book NA, Page NA, as Document Number 20180216-0015350, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 229 Woodmaker Ct, Nashville, TN 37214-4350

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 29th day of Aug, 2022.

Hannah Mazzaferro

State of TN
County of Davidson

Personally, appeared before me, the undersigned authority, a Notary Public for said county and State, **Hannah Mazzaferro**, the within named bargainers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 29th day of August, 2022.

Notary Public
My Commission expires: 1/16/2024

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

Anthony Mazzaferro

State of TN
County of Davidson

Personally, appeared before me, the undersigned authority, a Notary Public for said county and State, **Anthony Mazzaferro**, the within named bargainers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 29th day of August, 2022.

Notary Public
My Commission expires: 1/16/2024

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

Rebekah G Wilson

Rebekah G Wilson

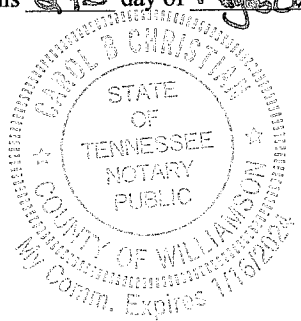
State of TN
County of Davidson

Personally, appeared before me, the undersigned authority, a Notary Public for said county and State, **Rebekah G Wilson**, the within named bargainers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 29th day of August, 2022.

Carol B Christian

Notary Public
My Commission expires: 1/16/2024



John T Wilson

John T Wilson

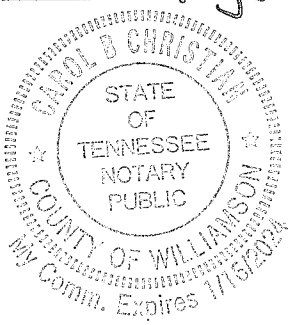
State of TN
County of Davidson

Personally, appeared before me, the undersigned authority, a Notary Public for said county and State, **John T Wilson**, the within named bargainers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 29th day of August, 2022.

Carol B Christian

Notary Public
My Commission expires: 1/16/2024



Tennessee Certification of Electronic Document

I, Beth Turner 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 8/29/2022 (date of document).

Affiant Signature

9/2/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2 of Sept, 2022.

(SEAL)

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Signature
My Commission Expires: 11-06-24