22-4449

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **300,000.00**. Madison Margaret Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **09/13/2022** Notary Public MY COMMISSION EXPIRES: 1/28/26 (AFFIX SEAL)

KIRK HUNNICUTT
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

Karen Johnson Davidson County
Batch# 916995 **DEEDWARR**
09/15/2022 10:24:59 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20220915-0102945

2500 North Mount Juliet Road, Mt. Juliet, TN 37122

File #22-4449

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Ezell	**First Community Mortgage, Inc. ISAOA/ATIMA**	**086-14C-040.00**
(NAME) **3911 Dodson Chapel Road**	(NAME) **262 Robert Rose Drive**	
(ADDRESS) **Hermitage, TN, 37076**	(ADDRESS) **Murfreesboro, TN37129**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Mary Jane Popp, Executor of the Estate of James Vaughn Baker,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Ezell, an unmarried man,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

Condominium Unit in Davidson County, Tennessee, being Unit No. 40 in a Horizontal Property Regime as shown on the condominium site plan of Villas at Woodhaven as shown as Exhibit A-2 of the Master Deed called Woodhaven Condominiums, which is one in the same as of record in Instrument No. 20011005-0108857, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Estate of James Vaughn Baker by Deed dated September 17, 2010 from Jo Anne Felty, a single person, recorded September 20, 2010, in Instrument Number 20100920-0074615, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **3911 Dodson Chapel Road, Unit #40, Hermitage, TN 37076**
(House Number) (Street) (City, State) (Zip)

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), his/her/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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **13th** day of **September, 2022.**

Estate of James Vaughn Baker

Mary Jane Popp, Executor

Mary Jane Popp, Executor

STATE OF **TENNESSEE**
COUNTY OF **WILSON**

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Mary Jane Popp, whom I am personally acquainted and who upon her oath acknowledged herself to be the Trustee of the Estate of James Vaughn Baker, and that she being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of the Estate of James Vaughn Baker

WITNESS my hand and official seal at Nashville, Tennessee, this **13th** day of **September**, 2022.

NOTARY

MY COMMISSION EXPIRES: 1/28/26

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY