Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # GBC-22-1209

Name and Address of New Owner:
Steven Wilmoth and Jessica Wilmoth
1673 Cumberland Station Boulevard
Madison, TN 37115

Send Tax Bills To:

Same as new owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 927092 DEEDWARR
10/07/2022 03:24:21 PM 4 pgs
Fees: $23.00 Taxes: $1,850.00
20221007-0110868

Map & Parcel No: 051-07-0-077.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Damon Brian Baldwin and Mindy Leigh Baldwin Claud, as tenants in common, and Minnie D. Baldwin, as to a life estate**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Steven Wilmoth and Jessica Wilmoth, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of Oakland Acres, Section VII of record in Plat Book 2663, Page 108, in the Register's Office for Davidson County, Tennessee. described as follows, to-wit:

Said Lot No. 63 fronts 160 feet on the easterly side of Saunders Avenue, and extends back 285.2 feet on the northerly line and 185.3 feet on the southerly line, to a dead line in the rear on which it measures 238.7 feet.

Being the same property conveyed to Jesse Ray Baldwin and wife, Minnie D. Baldwin by Warranty deed from Margaret H. Perkins now being Margaret H. Beaver, unmarried of record in Book 6233, page 781, Register's Office for Davidson County, Tennessee, dated February 14, 1984 and recorded on February 21, 1984. (Value or consideration shown in aforementioned deed $91,000.00.)

Jesse Ray Baldwin having died May 26, 2020, leaving Minnie D. Baldwin, surviving tenant by the entirety.

Being the same property conveyed to Minnie D. Baldwin, unmarried as to life estate, Damon Brian Baldwin and Mindy Leigh Baldwin Claud, as tenants in common as to remainder by Quit Claim deed from Minnie D. Baldwin, unmarried of record in Instrument No. 20200724-0081388 Register's Office for Davidson County, Tennessee, dated July 23, 2020 and recorded on July 24, 2020. (Value of consideration shown in aforementioned deed $0.00.)

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 27th day of September, 2022.

_____(SEAL)
Mindy Leigh Baldwin Claud

_____(SEAL)
Minnie D. Baldwin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Mindy Leigh Baldwin Claud and Minnie D. Baldwin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th day of September, 2022.

STEVEN PAUL DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

_____
Notary Public
My commission expires: 3/3/25

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 27 day of September, 2022.

_____(SEAL)
Damon Brian Baldwin

STATE OF CALIFORNIA
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Damon Brian Baldwin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this _____ day of September, 2022.

See Attached Certificate

_____
Notary Public
My commission expires:

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $500,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this 3rd day of ~~September~~ October, 2022.

_____
Notary Public
My commission expires:_____

APRIL N. BENNETT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/06/2026
DAVIDSON COUNTY

File No. GNT-22-2388

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Riverside

On September 27, 2022 before me, Tyshana T. Boyd, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Damon Brian Baldwin
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

TYSHANA T. BOYD
Notary Public - California
Riverside County
Commission # 2338587
My Comm. Expires Nov 26, 2024

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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