30x 36

WARRANTY DEED

Karen Johnson Davidson County
Batch# 930058 DEEDWARR
10/14/2022 03:57:22 PM 3 pgs
Fees: $18.00 Taxes: $740.00

20221014-0113003

J WALKER LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 5, 2025

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $200,000.00.

Affiant

Subscribed and sworn to me on Oct. 14, 2022

NOTARY PUBLIC

My Commission Expires: 11-5-2025

THIS INSTRUMENT WAS PREPARED BY:
Jeremy H. Cherry
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #35995CDF

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Sean D. Baker 2314 Burns Street Nashville, TN 37216	NEW OWNER	072-11-0-255.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Residential Associates, LLC, a Tennessee limited liability company**, hereinafter called **"GRANTOR,"** have bargained and sold, and by these presents does transfer and convey unto **Sean D. Baker, an unmarried person**, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 12A on the Plan of Zone Lot Division, Lot No. 12, W. B. Myers Subdivision of record in Plat Book 6200, Page 301, amending Plat book 332, Page 66 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Residential Associates, LLC by Warranty Deed from Charles R. Bullington Sr., Trustee of the Bullington Revocable Trust dated October 14, 2004 of record in Instrument No. 20120202-0009341 Register's Office for Davidson County, Tennessee, dated January 31, 2012 and recorded on February 02, 2012.

The conveyance of the above-described parcel of land is subject to the following:

1. 2022 property taxes which have been paid by the Grantors and prorated between the parties, and taxes or special assessments which are not shown as existing liens by the public records.
2. All matters shown on the Plan of record in Plat Book 6200, Page 301, and amending Plat Book 332, Page 66, Register's Office for Davidson County, Tennessee.
3. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

BEING the improved property known as:

2314 Burns Street, Nashville, TN 37216

(House Number) (Street) (City or Town) (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, his heirs and assigns forever, and GRANTOR does covenant with the said GRANTEE that it is 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 GRANTOR does further covenant and bind itself to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

[SIGNATURES COMMENCE ON FOLLOWING PAGE]

WITNESS my/our hand(s) this 14th day of October, 2022.

Residential Associates, LLC,
a Tennessee Limited Liability Company

BY: _____
William F. Snyder, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the Member of Residential Associates, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of Residential Associates, LLC, a Tennessee limited liability company, by himself as said Member.

Witness my hand and official seal on October 14, 2022.

_____
NOTARY PUBLIC

My Commission Expires: 11-5-2025

J. WALKER LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 5, 2025