Karen Johnson Davidson County
Batch# 933008 DEEDWARR
10/24/2022 10:38:52 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50
20221024-0115228

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-19374-RR

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $275,000.00.

Affiant

Subscribed and sworn to before me, this the 21st day of October, 2022.

Notary Public
My Commission Expires: 1-6-25

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jessie Runnoe 2843 Emery Drive Nashville, TN 37214	New Owner	096 10 0 147.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Nathan Brian Baker, Executor and Sole Devisee of the Estate of Nina Sue Rimmer Baker**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Jessie Runnoe**, hereinafter called the Grantee, his/her/their heirs and assigns, a 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. 342 on the Plan of Clover Hill Section No. VI of record in Plat Book 2133, Page 89, 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 the same property conveyed to Esque N. Baker et ux Nina S. Baker and Nathan Baker by Warranty Deed from James L. Taylor et ux Janice C. Peterson Taylor of record in Book 5135, Page 678, Register's Office for Davidson County, Tennessee, dated April 08, 1977 and recorded on April 13, 1977.

Further, being the same property conveyed to Esque N. Baker and wife, Nina S. Baker, by Quitclaim Deed from Nathan Baker of record in Book 5320, Page 150, Register's Office for Davidson County, Tennessee, dated August 03, 1978 and recorded on August 04, 1978.

Esque N. Baker died on May 27, 2006, vesting Nina S. Baker as the surviving tenant by the entirety. Nina S. Baker died, testate, on June 6, 2020. The Last Will and Testament of Nina Sue Rimmer Baker is entered for Probate at Docket No. 20P2246, in the Seventh Circuit Court for Davidson County, Tennessee at Nashville (Probate Division).

This is improved property located at: **2843 Emery Drive, Nashville, TN 37214**

This conveyance is made subject to 1) Property taxes for the year 2023, and thereafter, a lien not yet due and payable. The 2022 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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; and we do covenant with the 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, 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, Grantor has executed this instrument on this 21st day of October, 2022.

GRANTOR:

Estate of Nina Sue Rimmer Baker

By: _____
Nathan Brian Baker, Executor & Sole Devisee

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Nathan Brian Baker, Executor & Sole Devisee of the Estate of Nina Sue Rimmer Baker, the within named bargainor, 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 at office this 21st day of October, 2022.

_____
Notary Public
My Commission expires: _____

