WARRANTY DEED

Karen Johnson Davidson County
Batch# 940459 DEEDWARR
11/14/2022 09:34:46 AM 2 pgs
Fees: $13.00 Taxes: $1,191.40

20221114-0120967

MJ-AR-22-432

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $322,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF NOVEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael Anderson	**NEW OWNER**	
(NAME)	(NAME)	**102-04-0-147.00**
432 Wilclay Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHARLES DONALD BAKER, JR., UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL ANDERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in the 8th Civil District of Davidson County, Tennessee, being Lot No. 824, on the Plan of Charlotte Park, Section 22 of record in Plat Book 3700, Page 67, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 824 fronts 93.00 feet on the northerly side of Wilclay Drive and extends back 132.1 feet on the westerly line and 148.9 feet on the easterly line to a line in the rear on which it measures 54.6 feet thereon.

Being the same property conveyed to F. Mark Baker, a one-third (1/3) undivided interest, Charles D. Baker, Jr., a one-third (1/3) undivided interest, Lisa R. Carlisle, a one-third (1/3) undivided interest, and reserving Jhung N. Baker, a life estate by Warranty Deed from F. Mark Baker, Trustee under the Charles D. Baker, Sr., Irrevocable Trust, dated July 24, 1998 and recorded July 27, 1998.

Being the same property conveyed to F. Mark Baker, a one-third (1/3) undivided interest, Charles D. Baker, Jr., a one-third (1/3) undivided interest, Lisa R. Carlisle, a one-third (1/3) undivided interest, by Quitclaim Deed from Jhung N. Baker, a life estate, dated April 17, 2000 and recorded April 26, 2000 in Instrument No. 20000426-0041310, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Charles Donald Baker, Jr., by Quitclaim Deed from F. Mark Baker, and Lisa R. Carlisle dated June 30, 2000 and recorded June 30, 2000 in Instrument No. 20000630-0065254, Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 3700, Page 67, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4017, Page 699, in the Register's Office for Davidson County, Tennessee.
- Subject to Utility and Sewer Easement of record in Book 2593, Page 566, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **432 Wilclay Drive, Nashville, Tennessee 37209**.

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

Witness my/our hand(s) this the 8 DAY OF NOVEMBER, 2022.

Charles Donald Baker, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES DONALD BAKER, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of November, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212