Karen Johnson Davidson County
Batch# 961772 DEEDWARR
01/17/2023 03:05:30 PM 3 pgs
Fees: $18.00 Taxes: $3,515.00
20230117-0003807

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $950,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JANUARY, 2023. Notary Public MY COMMISSION EXPIRES: 05-21-2025 (AFFIX SEAL)

WHITNEY DUBOIS STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Michael Esworthy and Molly Esworthy	NEW OWNER	
(NAME)	(NAME)	13209008600
920 Cadillac Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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/we, **Baskin Capital LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Molly Esworthy and Michael Esworthy, wife and husband**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being the westerly 82 1/2 feet of Lot No. 39 on the Plan of Subdivision of Lots 27-28-36-37-38-39-40-41-42-43 and Part of Lots 35 & 44 in Oak Hill Subdivision No. 1, of record in Plat Book 547, page 52, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 39 fronts 82 1/2 feet on the northerly side of Cadillac Avenue and runs back between parallel lines with the easterly margin of Soper Avenue 313 1/2 feet to a dead line.

Being the same property conveyed to Daniel L. Hollingsworth, married man, by Warranty Deed from Chesley P. Erwin, Jr. and wife, Nancy B. Davis, dated March 20, 2019 and recorded on March 22, 2019, of record in Inst. No. 20190322-0026172, Register's Office for Davidson County, Tennessee. By Order of Wife's Second Motion to Order Sale of Marital Home in Case No. 21D1242 in the Third Circuit Court for Davidson County, Tennessee, all legal title in subject property was divested from Daniel Lynn Hollingsworth and vested in Jessica Baker Hollingsworth and the said Jessica Baker Hollingsworth was granted the authority to sign all documents necessary to transfer legal title.

Being the same property conveyed to Baskin Capital, LLC by Warranty Deed dated April 16, 2022 from Jessica Baker Hollingsworth of record as Instrument Number 20220419-0045152, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 920 Cadillac Avenue, Nashville, TN 37204
(House No.) (Street) (P.O. Address) (City or Town) (Postal 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 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 successors 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. 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.

Taxes for 2023 not yet due and payable.
All matters shown on the Plan of record in Book 547, Page 52, said Register's Office.

Effective the 17 day of January, 2023.

Baskin Capital LLC, a Tennessee Limited Liability Company

BY: _____
Stefan Baskin, as Member

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, of the state and county mentioned, personally appeared Stefan Baskin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be member of Baskin Capital, LLC, a Tennessee Limited Liability Company, the within named bargainor, a corporation, and that such president or officer as such member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as member.

Witness my hand and seal, at office in Franklin, TN, this 17 day of January, 2023.

_____
Notary Public

My Commission Expires: 8/10/25

RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

Certificate of Authenticity

I, Holly Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on January 17, 2023.
Date

Holly Ray
Affiant Signature

January 17, 2023
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 17th day of January, 2023.

Notary's Signature

My Commission Expires: 05-21-2025
Date

Notary's Seal (if on paper)

WHITNEY DUBOIS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY