THIS INSTRUMENT PREPARED BY:	STATE OF TN) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this ~~transfer is~~: $300,000.00
The Row Title & Escrow, LLC **20 Music Square West, Suite 200** **Nashville, TN 37203**	Affiant Subscribed and sworn to before me, this 25 day of January, 2023. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 965969 DEEDWARR
01/31/2023 09:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20230131-0007083

MARGARET PHILPOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Trever Redick and Gayna Redick 935 Giant Oak Dr Nashville, TN 37217	New Owner **Trever and Gayna Redick** **935 Giant Oak Dr.** **Nashville, TN 37217**	Tax Parcel ID No. 106-15-0-058.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILMA JEAN BAILEY** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **TREVER REDICK AND GAYNA JOY REDICK, HUSBAND AND WIFE** (collectively, "Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 99 on the Plan of Hill-N-Dale, Section 2, as of record in Book 4175, page 5, as amended in Book 4417, page 336, Register's Office for said County.

Said Lot No. 99 fronts 120.56 feet on the Southerly side of Giant Oak Drive and runs back between lines 169.64 feet on the West line and 156.60 feet on the East line to a dead line in the rear on which it measures 38.08 feet

Being the same property conveyed to J. R. Bailey, Jr. and wife, Wilma Jean Bailey by Warranty Deed from Ralph Stevens and William King, Partners D/B/A Stevens and King Construction Company of record in Book 4455, page 402, Register's Office for Davidson County, Tennessee, dated October 22, 1970 and recorded on October 28, 1970.

The said J. R. Bailey, Jr. having died on or about October 25, 2013, leaving Wilma Jean Bailey as surviving tenant by the entirety.

This is improved property commonly known as: **935 Giant Oak Dr. Nashville, TN 37217**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 25th day of January, 2023.

Wilma Jean Bailey by Pamela Holland Att-in-fact
WILMA JEAN BAILEY BY PAMELA HOLLAND, AS ATTORNEY IN FACT

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **PAMELA HOLLAND** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of **WILMA JEAN BAILEY**, as Attorney – In – Fact, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 25th day of 2023.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 1/25/2023 (date of document).

Affiant Signature

1/25/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25 day of JANUARY, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

