THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 976073 DEEDWARR
03/02/2023 11:06:24 AM 2 pgs
Fees: $13.00 Taxes: $4,551.00

20230302-0014970

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is: $1,230,000.00

Affiant

Subscribed and sworn to before me, this 1st day of March, 2023.

Notary Public
My Commission Expires:

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Christina Russell Baldwin and Charles McNeil Baldwin 2408 Oakland Avenue Nashville, TN 37212	New Owner	Tax Parcel ID No. 104-16-0-284-00

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, **JEANNE W. BRADFORD AND JEFFREY C. BRADFORD, WIFE AND HUSBAND,** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **CHARLES MCNEIL BALDWIN AND CHRISTINA RUSSELL BALDWIN, 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 the northerly one-half of Lot No. 172, on the Plan of Belmont Land Co's Plan, Showing Sub of 10 acres and Re-Sub of Lots 1-6 & 20-25 of record Book 421, page 34, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said northerly one-half of Lot No. 172 fronts 50 feet on the easterly side of Oakland Avenue and runs back 143 feet on the northerly line and 151-1/2 feet, more or less on the south line to an alley.

Being the same property conveyed to Jeanne Wachs-Walker, a widow by Warranty deed from Joseph A. Daugherty and wife, Constance Rottero Daugherty of record in Book 10117, page 78, Register's Office for Davidson County, Tennessee, dated July 9, 1996 and recorded on July 10, 1996.

Being the same property conveyed to Jeanne W. Bradford and spouse Jeffrey C. Bradford by Quitclaim deed from Jeanne Wachs-Walker (now Jeanne W. Bradford) of record in Instrument No. 20011004-0107643 Register's Office for Davidson County, Tennessee, dated September 05, 2001 and recorded on October 04, 2001.

This is improved property commonly known as: **2408 Oakland Avenue Nashville, TN 37212**

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 1st day of March, 2023.

Jeanne W. Bradford

JEANNE W. BRADFORD

JEFFREY C. BRADFORD

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jeanne W. Bradford and Jeffrey C. Bradford** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 1st day of March 2023.

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

Notary Public
My Commission Expires: