Karen Johnson Davidson County
Batch# 977460 DEEDWARR
03/06/2023 12:24:30 PM 3 pgs
Fees: $18.00 Taxes: $2,886.00
20230306-0015960

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230243612

RHONDA M. HANNAH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 6-19-2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $. 780,000.00

Affiant

Subscribed and sworn to before me, this 28th day of February, 2023.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Korie Jo Bernard and Lori Anne Mack 3502 General Bate Drive Nashville TN 37204	New Owner	Tax Parcel ID No. 118 09 0 226.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Charles McNeil Baldwin and Christina Baldwin, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Korie Jo Bernard, a single woman and Lori Anne Mack, a married woman** ("Grantees"), its 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 part of Lot No. 5 of the Map of the First Addition to Woodmont Boulevard Section of Marengo Park, of record in Book 974, Page 83, Register's Office for Davidson County, Tennessee and further described as follows:

Beginning at an iron pin in the East margin of Gen. W.B. Bates Drive now known as General Bate Drive at the corner of Lots No. 4-North and 5-North of said subdivision thence with the line between said lots Easterly, 142.7 feet to a concrete monument set at the common corner of said lots and lot no. 3-North in the centerline of the Terminus of a 20 foot easement for public utilities; thence with the centerline of said easement along the line between Lots No. 3-North and 5-North Southeasterly 110 feet to a point; thence Southwesterly along the line of Lot No. 5-North, 27 feet, more or less, to appoint at the Northeasterly corner of the property conveyed to W.K. Powers and wife, by deed from Samuel Ling and wife, of record in Book 1238, Page 214, said Register's Office; thence along Powers' North line Northwesterly to the Easterly margin of General W.B. Bates Drive at an iron pin, the common corner of Lots No. 5-North and 6-North; thence with the margin of said Gen. W.B. Bates Drive in a Northerly direction around a slight curve 80 feet to the point of beginning.

Together with an appurtenance hereto, that certain easement for joint driveway purposes of record in Book 5642, Page 77, said Register's Office.

Being the same property conveyed to Charles McNeil Baldwin and Christina Baldwin, Husband and Wife, by Warranty Deed from Zachary W. Farro, Unmarried, of record in Instrument No. 20180329-0029540, in the Register's Office of Davidson County, Tennessee, dated March 28, 2018 and recorded on March 29, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and

restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of First Addition to Woodmont Boulevard Section of Marengo Park, as recorded in Book 974, Page 83.

Easement for Joint Driveway, recorded in Book 5642, Page 77.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 3502 General Bate Drive Nashville TN 37204

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

And Grantor covenants that it is 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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 28th day of February, 2023.

Charles McNeil Baldwin by Christina J Baldwin Attorney in fact
Charles McNeil Baldwin
By: Christina Baldwin, Attorney in Fact

Christina Baldwin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christina Baldwin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Charles McNeil Baldwin and that she is authorized by Charles McNeil Baldwin to execute this instrument on his behalf.

WITNESS my hand, at office, this 28th day of February, 2023.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

Tennessee Certification of Electronic Document

I, Linzy Lehn, 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 2/28/2023 (date of document).

Affiant Signature

3/06/2023
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 6 day of March, 2023.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

