Karen Johnson Davidson County
Batch# 1006940 DEEDWARR
05/24/2023 10 23 23 AM 2 pgs
Fees $13 00 Taxes $1,757 50
20230524-0039041

THIS INSTRUMENT PREPARED BY:
PAUL B. PLANT, ATTY. AT LAW
225 MAHR AVENUE
LAWRENCEBURG, TN 38464
FILE #23519SF

FROM: DIANE SALIBA AULT, A SINGLE PERSON

TO: LISA LEE BAKER, A SINGLE PERSON

WARRANTY DEED

For and in consideration of the sum of FOUR HUNDRED SEVENTY-FIVE THOUSAND AND NO/100--- ($475,000.00) ---DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, I, DIANE SALIBA AULT, A SINGLE PERSON, have bargained and sold, and by these presents, do transfer and convey unto the said LISA LEE BAKER, A SINGLE PERSON, her heirs and assigns a certain tract or parcel of land located in Davidson County, Tennessee, being more fully described as follows:

A tract or parcel of land located in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 232, on the Plat of Revised Resubdivision of Lots 231 and 232 Lake Park, Section 6, of record in Book 5190, page 2, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said Lot No 232 fronts 47.71 feet on the westerly margin of Canberra Court and extends back 165 64 feet on the northeasterly line of 135.0 feet on the southerly line to a broken line in the rear, measuring 188.50 feet thereon

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises

This being the same property conveyed to Ronald Lee Ault and wife, Diane Saliba Ault, by deed from Crievewood Baptist Church, Inc. of record as Instrument Number 200301030000983, Register's Office of Davidson County, Tennessee. Also see Quitclaim Deed from Ronald Lee Ault to Diane Saliba Ault dated October 30, 2007, of record in Instrument Number 20071107-0131636, Register's Office of Davidson County, Tennessee.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEED OF RECORD.

THIS DEED PREPARED SOLELY UPON INFORMATION FURNISHED BY THE PARTIES. THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS, NOR MEDICAID ADVICE GIVEN ON THIS TRANSFER. THE PREPARER OF THIS DEED HAS NEITHER BEEN REQUESTED TO NOR HAS CONDUCTED A TITLE SEARCH OR AN INSPECTION OF THE PROPERTY TRANSFERRED HEREBY. NO REPRESENTATIONS OR WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAVE BEEN MADE BY THE PREPARER.

MAP & PARCEL NUMBERS: 97-8-41
PROPERTY ADDRESS: 309 CANBERRA COURT, HERMITAGE, TN 37076

To have and to hold the said tract or parcel of land, with the appurtenances, estate title and interest, thereto belonging to the said LISA LEE BAKER, her heirs and assigns forever. And I do covenant with the said LISA LEE BAKER, that I am lawfully seized and possessed of

said land in fee simple, have a good right to convey it, and the same is unencumbered, except for matters a set out above.

And I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend title to said land to LISA LEE BAKER, her heirs and assigns against lawful claims of all persons whomsoever.

WITNESS MY HAND THIS 23rd DAY OF May, 2023.

DIANE SALIBA AULT

STATE OF TENNESSEE
COUNTY OF LAWRENCE

On this 23rd day of May, 2023, before me personally appeared DIANE SALIBA AULT, to me known or proved to me on the basis of satisfactory evidence to be the person described in and who acknowledged that she executed the foregoing instrument and acknowledged that she executed the same as her free act and deed and for the purposes therein contained and expressed. Witness my hand and seal at the City of Lawrenceburg, in the State of Tennessee.

SEAL

JACOB A. PENDERGRAPH ★ STATE OF TENNESSEE NOTARY PUBLIC ★ LAWRENCE COUNTY

NOTARY ~~PUBLIC~~
My Commission Expires: 11/30/24

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $ 475,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Lisa Lee Baker
AFFIANT

Subscribed and sworn to before me this 23rd day of May, 2023.

SEAL

JACOB A. PENDERGRAPH ★ STATE OF TENNESSEE NOTARY PUBLIC ★ LAWRENCE COUNTY

NOTARY ~~PUBLIC~~
My Commission Expires: 11/30/24

NEW OWNER: LISA LEE BAKER
ADDRESS: 309 Canberra Ct., Hermitage, TN 37076

SEND TAX BILLS TO:

309 Canberra Court
Hermitage, Tn 37076

MAIL RECORDED DOCUMENT TO: