# WARRANTY DEED

PAM S. ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

Karen Johnson Davidson County
Batch# 1006941 DEEDWARR
05/24/2023 10:24:30 AM 3 pgs
Fees: $18.00 Taxes: $814.00
20230524-0039044

STATE OF TENNESSEE
COUNTY OF Cheatham

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Jeremy Baker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of May, 2023.

Notary Public

MY COMMISSION EXPIRES: 5-20-25

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Jeremy Baker | New Owner | 043130075.00 |
| (NAME) | (NAME) | |
| PO Box 834 | | |
| (ADDRESS) | (ADDRESS) | |
| Pleasant View TN 37146 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Edward M. Brandon, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jeremy Baker, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Forrest Park Homes of record in Plat Book 6200, page 933, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Edward M. Brandon from Linda M. Shepherd and David L. Shepherd and wife, Margaret A. Shepherd by Deed dated March 23, 2004 and as of record in Instrument No. 20040329-0034736, said Register's Office.

Subject to any and all easements and minimum building setback lines of record.

Subject to any and all matters and notes on plat of record in Plat Book 6200, Page 933, Register's Office, Davidson County, Tennessee.

Edward Brandon and Edward M. Brandon are one and the same person.

Rita Brandon Tonini executed this instrument on behalf of Edward M. Brandon pursuant to a Power of Attorney of record in Instrument No. _202305240039043___, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 217 Maple Street, Madison, TN 37115

(House Number) (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 heirs 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.

Witness my hand this 19th day of May, 2023.

Edward M. Brandon by Rita Brandon Tonini attorney in Fact

Edward M. Brandon by Rita Brandon Tonini, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF Cheatham

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Rita Brandon Tonini as Attorney-in-Fact for Edward M. Brandon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by it's constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand this 19th day of May, 2023.

Notary Public
My commission expires: 5-21-25

PAM S. ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

Certificate of Authenticity

I, Kathy Lee, 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 5/19/23.

Date

Affiant Signature

5/19/23

Date

State of TENNESSEE
County of ROBERTSON

Sworn to and subscribed before me this 19th day of May, 2023.

Notary's Signature

My Commission Expires: 5-20-25

Date

Notary's Seal (if on paper)

PAM S ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON