NEW OWNER:
ERICH BAKER
1429 SHANNON PLACE
OLD HICKORY, TN 37138

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 23-0458

Map & Parcel
064030B124.00

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 1007049 DEEDWARR
05/24/2023 01:28:30 PM 4 pgs
Fees: $23.00 Taxes: $5,365.00
20230524-0039184

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Million Four Hundred Fifty Thousand and 00/100 Dollars ($1,450,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **STEPHEN C. DISMUKES, married,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **ERICH BAKER and LORI BAKER, husband and wife,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 143, Plan of Phase Nine, Brandywine Pointe, as shown on plat of the same of record in Plat Book 9700, Page 184, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to STEPHEN C. DISMUKES, by Quitclaim Deed from Debra W. Dismukes, dated October 18, 2007, and of record in Instrument No. 20071022-0125029, Register's Office for DAVIDSON County, Tennessee. Also being the same property conveyed to Stephen C. Dismukes and wife, Debra W. Dismukes, by Warranty Deed from Sam Moore and wife, Peggy Moore, dated October 30, 2002, and of record in Instrument No. 20021031-0133522, Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as **1429 SHANNON PLACE, OLD HICKORY, TN 37138**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 9700, Page 184, and any and all restrictions, existing roadways, easements and rights-of-way of record.

AND I, DEBRA DISMUKES, wife of the said STEPHEN C. DISMUKES, for the above consideration, do hereby join in this conveyance and by these presents do transfer and convey unto Grantees, as tenants by the entirety, their heirs and assigns, all right, title, interest and claim which I may have in and to the above described tract or parcel of land by virtue of the marital laws of the State of Tennessee or otherwise.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 24th day of May, 2023.

Stephen C. Dismukes
STEPHEN C. DISMUKES

Debra Dismukes
DEBRA DISMUKES

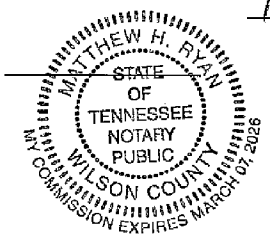
STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **STEPHEN C. DISMUKES and DEBRA DISMUKES**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24th day of May, 2023.

NOTARY PUBLIC

My commission expires: 

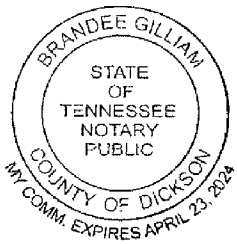
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The actual consideration or value, whichever is greater, for this transfer is **$1,450,000.00.**

AFFIANT

Sworn to and subscribed to before me this 24th day of May, 2023.

NOTARY PUBLIC

My commission expires: 

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 5/24/23 (date of document).

Jennifer L. Pennell

5/24/23

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 24 day of May, 2023.

Notary's Signature

My Commission Expires: _____

Notary's Seal

BRANDEE GILLIAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES APRIL 23, 2024