THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230544645**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $168,500.00. Affiant Subscribed and sworn to before me, this 25th day of May, 2023. Notary Public My Commission Expires: 8/3/24

Karen Johnson Davidson County
Batch# 1009059 DEEDWARR
05/30/2023 12:41:30 PM 2 pgs
Fees: $13.00 Taxes: $623.45
20230530-0040568

ANDREW H. MALONE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Bridge Builder Capital, LLC P.O. Box 869 Joelton, TN 37080	Send Tax Bills To: New Owner P.O. Box 869 Joelton, TN 37080	Tax Information: Tax Parcel ID No. 059 09 0 018.00

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, **Marcia P. Baxter, a single person,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bridge Builder Capital, LLC, a Tennessee Limited Liability Company**, ("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 Lot No. 40 on the Plan of Section One, Haynes Estates, as of record in Book 3700, Page 127, Register's Office for said County.

Said Lot No. 40 fronts 74.0 feet on the Northerly side of Kings Lane and runs back between lines, 145.0 feet on the Easterly side and 145.0 feet on the Westerly side to a line in the rear on which it measures 74.0 feet thereon.

Being the same property conveyed to Marcia P. Baxter, a single person, by Warranty Deed from Delores C. Woodruff, of record in Instrument No. 20070803-0092544, in the Register's Office of Davidson County, Tennessee, dated August 01, 2007, and recorded on August 03, 2007.

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.

Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One, Haynes Estates, as recorded in Book 3700, Page 127.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4142, Page 406.

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

This is improved property located at 3036 Kings Lane Nashville TN 37218

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 25th day of May, 2023.

Marcia P. Baxter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Marcia P. Baxter, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of May, 2023.

Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires
December 8, 2024

I, Andy Maloney, 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 5/25/2023 (date of document).

Affiant Signature
Date 5/25/2023

State of TN
County of Williamson

Sworn to and subscribed before ~~me this~~ 25 day of May, 2023.

Notary's Signature
MY COMMISSION EXPIRES 12/26/24

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY