Karen Johnson Davidson County
Batch# 1021202 DEEDWARR
06/30/2023 09:40:30 AM 3 pgs
Fees: $18.00 Taxes: $2,645.50
20230630-0050036

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $715,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June, 2023

Notary Public

MY COMMISSION EXPIRES: 5/9/2026

(AFFIX SEAL)

BROOKE HICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MST 2023-0260

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peter Andre Racine Jr. and Sarah Montgomery White	Pinnacle Bank	081-11-0-571.00
(NAME)	(NAME)	
1637 11th Ave N	15025 Ballantyne Parkway	
(ADDRESS)	2nd Floor (ADDRESS)	
Nashville, TN 37208	Charlotte, NC 28277	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Andrew John Baker, a single man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Peter Andre Racine Jr. and Sarah Montgomery White, husband and wife,** 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. 104 on the Plan of McGavock, Wetmore and others Second Addition to Nashville of record in Plat Book 21 (mistakenly cited as Book 23 in prior deed), Page 41, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot Number 104 fronts fifty (50) feet on the Westerly side of 11th Avenue North, formerly Fillmore Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Andrew John Baker, a single man, by warranty deed of Richard C. King, a married man of record in Instrument #20220310-0027759, Register's Office, Davidson County, TN dated February 25, 2022, recorded March 10, 2022.

Subject to: 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 records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2023, constitute a lien against said property but are not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 21, Page 41, Register's Office for Davidson County,

Tennessee. Restrictive Covenant for Detached Structure of record in Instrument Number 20170829-0088877, in the Register's Office for Davidson County, Tennessee.

This property, known as 1637 11th Ave N, Nashville, TN 37208
(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/our hand(s) this 27th DAY OF JUNE, 2023.

Andrew John Baker.

Andrew John Baker

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Andrew John Baker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 27th day of June, 2023.

Notary Public

My commission expires: 3/23/27

Amelia Swanson
(SEAL)
State of Tennessee Notary Public
Williamson County

Tennessee Certification of Electronic Document

I, Steven T. Mollis 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 June 23, 2023 (date of document).

Affiant Signature

June 23, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 29th day of June, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023