Karen Johnson Davidson County
Batch# 1024181 DEEDWARR
07/10/2023 10 58 23 AM 2 pgs
Fees $13 00 Taxes $2,220 00
20230710-0052463

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Benjamin Powers Baxter
Sara Ann McNelis
889 Belton Drive
Nashville, Tennessee 37205

SEND TAX BILL TO:
SAME AS OWNER

MAP 102
GROUP 14 0
PARCEL 089.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged,

The Jerold P. Bauch and Shirlene A. Bauch Revocable Living Trust, Steven P. Bauch, Successor Trustee,

hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto

Benjamin Powers Baxter and Sara Ann McNelis, husband and wife,

hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 132 on the Plan of Crest Meade, Section A, as of record in Book 2330, page 154.

SAID Lot No. 132 fronts 113.1 feet on the south side of Belton Drive and runs back 200 feet on the east line and 96.6 feet on the west line to a dead line in the rear, which is a broken line, measuring 141.5 feet thereon.

Being the same property conveyed to Jerold P. Bauch and wife, Shirlene A. Bauch, by Warranty deed from Edward E. Birthright and wife, Ann P. Birthright, dated August 10, 1970 and filed of record August 13, 1970 in Book 4438, Page 429, Register's Office for Davidson County, Tennessee. Further conveyed by Quitclaim Deed to The Jerold P. Bauch and Shirlene A Bauch Revocable Living Trust, dated October 1, 1999 and filed of record December 13, 1999 in Instrument No. 19991213-03022635, said Register's Office.

Said property is transferred subject to the following matters:

1. 2023 taxes and subsequent years
2. Matters shown on the recorded plat of Crest Meade, of record in Plat Book 2330, Page 154, said Register's Office.
3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record, Book 4786, Page 561, said Register's Office.
4. Restrictive Covenants contained in instrument of record, Book 2794, Page 323, said Register's Office
5. Subject to 40-foot set back line from Belton Drive and a 10-foot easement for public utilities along the westerly side line and the southerly rear lines and an easement 2 1/2 x 20 feet front on Belton Drive at the northeast corner

6. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County

This is improved property known as 889 Belton Drive, Nashville, Tennessee 37205.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **Benjamin Powers Baxter and Sara Ann McNelis**, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors 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 our hands this the 7th day of July 2023.

The Jerold P. Bauch and Shirlene A. Bauch Revocable Living Trust

By: Steven P. Bauch, Successor Trustee

STATE OF Florida)
COUNTY OF Palm Beach)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Steven P. Bauch, Successor Trustee** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Steven P. Bauch, Successor Trustee** of **The Jerold P. Bauch and Shirlene A. Bauch Revocable Living Trust,** the within named bargainor, , and that he as such Successor Trustee, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the **Steven P. Bauch, Successor Trustee** as such Successor Trustee

WITNESS my hand and official seal at office this 7th day of July 2023

NOTARY PUBLIC
My Commission Expires: 4-12-2026

DARLA L MICKEL
Notary Public - State of Florida
Commission # HH 245625
My Comm. Expires Apr 12, 2026
Bonded through National Notary Assn

STATE OF TN)
COUNTY OF Williamson)

The actual value or consideration, whichever is greater, for this transfer is $600,000 00

AFFIANT

Subscribed and sworn to before me on this 7th day of July 2023

NOTARY PUBLIC
My Commission Expires February 21, 2027

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD