Karen Johnson Davidson County
Batch# 1032934 DEEDWARR
08/01/2023 10:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.13
20230801-0059234

WARRANTY DEED WHEN RECORDED RETURN TO Midtown Title, LLC 2920 Berry Hill Dr. #210 Nashville, TN 37204 File No. 2023-3714	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $374,900.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 06/27/2023. NOTARY PUBLIC MY COMMISSION EXPIRES 6/23/26

LARRY MARTIN LUNA STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2023-3714

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Jessica Lee Garrison and Conner James Casey	NEW OWNER	150-05-0-358.00
385 Cedarcliff Road		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Derek Joel Baylor and Caroline McKinnon Baylor, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jessica Lee Garrison, and Conner James Casey

HEREINAFTER CALLED THE GRANTEE(S), 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. 155 on the Plan of Forest View Park, Section V, Phase I of record in Book 6250, Page 203, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Van Allen Perry and wife, Wilma June Perry, by Warranty Deed from Fox Ridge Homes, Inc., dated August 15, 1989 and recorded August 15, 1989 in Book 7915, Page 712, in the Register's Office of Davidson County, Tennessee.

Van Allen Perry having since died May 24, 1999, leaving Wilma June Perry as the surviving tenant. The said Wilma June Perry having since died on April 3, 2019. Her Estate was probated for Muniment of Title only under Docket No. 20P189, in the Probate Court for Davidson County, Tennessee. By her Last Will and Testament, she devised subject property to her daughters, Sheila Faye Taylor and Tracey Lynn Anderson in equal shares. See Order to Probate Will for Muniment of Title was recorded in Instrument No. 20200214-0017212, and the Last Will and Testament of Wilma June Perry recorded in Instrument No. 20200214-0017213, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Derek Joel Baylor and Caroline Mckinnon Baylor by Warranty Deed from Sheila Faye Taylor, married and Tracey Lynn Anderson, unmarried of record as Instrument No. 20211018-0139686, Register's Office for Davidson County, Tennessee, dated October 08, 2021 and recorded on October 18, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 385 Cedarcliff Road Antioch, TN 37013

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on June 27, 2023.

Derek Joel Baylor by J., Attorney in Fact
Derek Joel Baylor by J. Carlton Drumwright, his Attorney-In-Fact

Caroline McKinnon Baylor by J., Attorney in Fact
Caroline McKinnon Baylor by J. Carlton Drumwright, her Attorney-In-Fact

STATE OF TENNESSEE

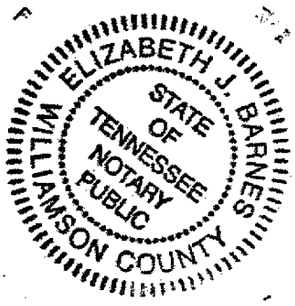
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **J. Carlton Drumwright,** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Derek Joel Baylor and Caroline McKinnon Baylor, for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Derek Joel Baylor and Caroline McKinnon Baylor ,and is authorized by Derek Joel Baylor and Caroline McKinnon Baylor to execute this instrument on their behalf.

Witness my hand and official seal, this June 27, 2023.

Elizabeth J. Barnes
Notary Public

My Commission Expires: 11-21-26



File #: 2023-3714

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 06/27/2023 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 06/27/2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27 **day of** June, **2023.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM