RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QLC-16145-2023

Karen Johnson Davidson County
Batch# 1039193 DEEDWARR
08/16/2023 01:30:30 PM 3 pgs
Fees: $18.00 Taxes: $2,837.90
20230816-0063899

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $767,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of Aug, 2023

KATHERINE B SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Katherine B. Smith
NOTARY PUBLIC

My commission expires: My Commission Expires January 28, 2026

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brent A. Baker and Regina Baker 2407 Chapel Ave Nashville TN 37206	Same address as new owner	072-14-3G-001-00

FOR AND IN CONSIDERATION of the sum of SEVEN HUNDRED SIXTY SEVEN THOUSAND AND 00/100 Dollars ($767,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **THOMAS CORNETT AND KALLIE CORNETT, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **BRENT A. BAKER AND REGINA G. BAKER, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit A of the Homes at 2407 Chapel, a planned unit development, as shown on Exhibit C, on the Plan of Declaration of Covenants, Conditions, and Restrictions for Homes at 2407 Chapel, a Horizontal Property Regime with Private Elements, pursuant to Tennessee Code Annotated Section 66-27-103(b), of record in Instrument #20150827-0087075, Register's Office for said County, to which reference is hereby made for a more complete and accurate description. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 2407 Chapel, a Horizontal property Regime, contained in said Declaration, the plat filed at Exhibit C to said Declaration appearing in Instrument #20150827-0087075, and bylaws appended thereto as Exhibit B, said Register's Office, are incorporated herein by reference and made a part thereof, as though copied herein.

Being the same property conveyed to Thomas Cornett and wife, Kallie Cornett, from Aspen Construction Investments, LLC, a Tennessee limited liability company, by Warranty Deed dated July 21, 2017 and recorded July 25, 2017 in Instrument #20170725-0075065, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

WHEN RECORDED RETURN TO:
Momentum Title, LLC
131 Saundersville Rd #130
Hendersonville TN 37075
File No. 9-~~1555~~-KS
1810-ICS

This is ___unimproved __✓__ improved property, known as: 2407 Chapel Avenue, Nashville, TN 37206

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 11th day of August, 2023

GRANTOR(S)

Thomas Cornett

Kallie Cornett

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public, Thomas Cornett and Kallie Cornett, husband and wife, 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 seal, this the 11th day of AUGUST, 2023.

Notary Public

LEE E. CRANFORD

Printed Notary Name

My commission expires: 11/6/2023

LEE E CRANFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Kathy Smith, do hereby make oath that I am 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 8-11-23.

Kathy Smith
Affiant Signature

8-11-2023
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this August 11, 2023.

Notary's Signature

My Commission Expires: 11-6-2024

Notary's Seal

