Karen Johnson Davidson County
Batch# 1040422 DEEDWARR
08/21/2023 09 46 43 AM 2 pgs
Fees $13 00 Taxes $1,498 50
20230821-0064879

This Instrument Prepared by and Return to
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $405,000 00

Affiant

Subscribed and sworn before me this the 16 day of August, 2023

Notary Public
My commission expires 9-6-26

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner	Send Tax Bill to	Tax Information
Charlotte M Baker 2106 Glenn Haven Drive Nolensville, TN 37135	New Owner	188-10-0A 038 00 CO

For and in consideration of the sum of ten and no/100 dollars ($10 00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, TIMOTHY W STOKES, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CHARLOTTE M BAKER, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows

Land in Davidson County, Tennessee, being Lot No 38A, on the Plan of Carothers Crossing, Resubdivision of Lots 37 & 38, phase 2, Section 1, as of record in Instrument No 20081126-0115947, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description

Being the same property conveyed to Timothy W Stokes and Susan W Edens by deed dated 02/04/2014 from Eric Scott Roten, unmarried, of record in Instrument No 20140313-0020947, said Register's Office The said Susan W Edens died on 12/06/2022 leaving the property by entirety to Timothy W Stokes spouse

Subject to all Easements and Restrictions of record

THIS IS IMPROVED PROPERTY KNOWN AS 2106 Glenn Haven Drive, Nolensville, TN 37135

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, successors and/or assigns, forever Grantors covenant with Grantees that Grantors 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 Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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

CMB by WGB, AIF

Witness my hand this the 16th day of August, 2023

Timothy W Stokes

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Timothy W Stokes, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand and official seal this 16th day of August, 2023

My commission expires
7/9/2024

Notary Public

JOHN C. ELROD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY