WARRANTY DEED

Karen Johnson Davidson County
Batch# 1045834 DEEDWARR
09/05/2023 10:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20230905-0069227

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,999.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

CHRISTIE PERRY NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY MY COMMISSION EXPIRES 6-22-2026

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Linda L. Wauford	Linda L. Wauford	Parcel ID: 043 13 0 075.00
(NAME) 217 Maple Street	(NAME) 217 Maple Street	
(ADDRESS) Madison, TN 37115	(ADDRESS) Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jeremy Baker, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Linda L. Wauford, unmarried**, 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. 1 on the Plan of Forest Park Homes of record in Plat Book 6200, page 933, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Edward M. Brandon from Linda M. Shepherd, unmarried, and David L. Shepherd and wife, Margaret A. Shepherd by Warranty Deed dated March 23, 2004 and recorded on March 29, 2004 in Instrument No. 20040329-0034736, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Jeremy Baker from Edward M. Brandon by Warranty Deed dated May 19, 2023 and recorded on May 24, 2023 in Instrument No. 20230524-0039044, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 217 Maple Street, Madison, TN 37115

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 our hands this 30 day of August, 2023.

Jeremy Baker

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Jeremy Baker, unmarried, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of August, 2023.

Notary Public

My Commission Expires: 3-2-27

(SEAL)

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

Certificate of Authenticity

I, Tonya Hoftin, 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 8/30/2023.

Date

Tonya Hoftin
Affiant Signature

September 5, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 5th day of September 2023.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-20-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)