RECORD AND RETURN TO
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No QLC-16050-2023

Prepared by:
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1046591 DEEDWARR
09/06/2023 11 01 50 AM 2 pgs
Fees: $13 00 Taxes $2,360 60

20230906-0069832

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $638,000 00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of Sept ,2023

NOTARY PUBLIC

My commission expires

ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

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
Zachary K Baldwin 913 Otter Creek Rd Nashville, TN 37220	Same address as new owner	146-16-0-115

FOR AND IN CONSIDERATION of the sum of SIX HUNDRED THIRTY EIGHT THOUSAND AND 00/100 Dollars ($638,000 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, **JOSEPH T. BOTZ**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ZACHARY K. BALDWIN**, a married man 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 Lot No. 703 on the Plan of Brentwood Hall, Section VII, of record in Book 2330, page 27, Register's Office for said County, to which reference is hereby made for a more complete and accurate description

Being the same property conveyed to Joseph T Botz from Randall L Ronning and spouse, Kay D. Ronning, by Warranty Deed dated June 27, 1997 and recorded June 30, 1997 in Book 10511, page 66, 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.

This is ___unimproved ✓ improved property, known as: 449 Rochelle Drive, Nashville, TN 37220

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 1st day of September, 2023

GRANTOR(S)

Joseph T. Botz

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public, Joseph T. Botz, 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 1ST day of SEPT, 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