WARRANTY DEED

Karen Johnson Davidson County
Batch# 1051964 **DEEDWARR**
09/20/2023 10:58:14 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20230920-0073905

STATE OF TENNESSEE
COUNTY OF DICKSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Rosemary Hackney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF SEPTEMBER, 2023.

Tasha Haynes
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

TASHA HAYNES STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY MY COMMISSION EXPIRES APRIL 22, 2026

THIS INSTRUMENT WAS PREPARED BY
Title Group of Tennessee, LLC Series Bravo, 313 East College Street, Ste 3, Dickson, TN 37055
File number: 2023-08-10497B

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
Charles Hackney and Rosemary Hackney	Charles Hackney and Rosemary Hackney	090-12-0-103.00
(NAME)	(NAME)	
500 Foundry Drive	500 Foundry Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **GORDON W. BAKER AND JULIA B. BAKER, CO-TRUSTEES OF THE BAKER JOINT REVOCABLE TRUST, CREATED JULY 16, 2020** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROSEMARY HACKNEY AND CHARLES HACKNEY, WIFE AND HUSBAND**, 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:

Being Lot No. 267 on the Plan of Charlotte Park, Section IV, as of record in Book 2663, Page 71. Beginning at a point in the easterly margin of Foundry Drive at the corner of Lots 266 and 267; thence with the line between said Lots, southeasterly 138.5 feet to a point; thence southwesterly 93.2 feet to the north margin of Henry Ford Drive; thence with the margin of the same northwesterly 112.2 feet to the beginning of a curve; thence around said curve, northerly 38.8 feet to the easterly margin of Foundry Drive thence with the margin of the same northeasterly 66 feet to the point of beginning.

This conveyance is made subject to the following: All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

BEING the same property conveyed to Gordon W. Baker and Julia B. Baker, Co-Trustees of the Baker Joint Revocable Trust, created July 16, 2020 from Julia B. Baker by Quitclaim Deed dated July 16, 2020 and of record on July 28, 2020, in Instrument No. 20200728-0082405, in the Register's Office for Davidson County, Tennessee.

Subject to applicable restrictions, building setback lines and all existing easements that appear of record in the Register's Office for Davidson County.

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 15th Sept., 2023

Baker Joint Revocable Trust

BY: _____
~~Gordon W.~~ Baker

BY: _____
~~Julia B. Baker~~

STATE OF TENNESSEE
COUNTY OF DICKSON

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared **Gordon W. Baker and Julia B. Baker** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the **Co- Trustees** of **Baker Joint Revocable Trust**, the within named bargainor, and that he/she executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his/her official capacity.

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Witness my hand and official seal this 15 day of Sept., 2023.

Commission Expires: _____

TASHA HAYNES
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES APRIL 22, 2026

_____
Notary Public