Karen Johnson Davidson County
Batch# 1053823 DEEDWARR
09/25/2023 01:19:30 PM 4 pgs
Fees: $23.00 Taxes: $3,037.70
20230925-0075219

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-1243

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ BH Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $821,000.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd day of September, 2023

Brooke Hicks
Notary Public

Commission Expires: 5-9-2026

BROOKE HICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Anthony Dalton Gregory and Julia Bray Gregory 1405 Jakes Avenue Nashville, TN 37216	New owner	072-04-0-007.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Michael Baker and Margaret Baker, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Anthony Dalton Gregory and Julia Bray Gregory, husband and wife,

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:

A certain tract or parcel of land in Davidson County, State of Tennessee, being part of Lot No. 2 on the Plat of a Subdivision of Lots Nos. 5 and 6 of the East Nashville Golf Club Subdivision of record in Book 547, page 6, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the northeasterly margin of Jakes Avenue 100.0 feet northwesterly from the intersection of Jakes Avenue and Golf Club Road, said point being the corner of Lots Nos. 2 and 1 on said plan; thence with the margin of Jakes Avenue, northwesterly 100.0 feet to the corner of Lots Nos. 2 and 3 on said plan; thence northeasterly 273 1/4 feet, more or less, to a point in the center of a row of trees, which point is 5.0 feet southeasterly from the northwesterly line of said Lot No. 2 where it crosses said row of trees; thence with the center of said row of trees southeasterly 95.0 feet to the northwesterly line of Lot No. 1 on said plan; thence with said line of Lot No. 1 southwesterly 278.7 feet to the point of beginning.

Being the same property conveyed to Michael Baker and Margaret Baker, husband and wife by Warranty deed from Michael A. Wilkey and wife, Ricki Ann Wilkey of record in Instrument No. 20201104-0128910 Register's Office for Davidson County, Tennessee, dated October 29, 2020 and recorded on November 04, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1405 Jakes Avenue, Nashville, TN 37216

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 so 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.

Dated this the 22nd day of September, 2023.

Michael Baker

Michael Baker

Margaret Baker

Margaret Baker

See attached certificate

STATE OF Florida
COUNTY OF Seminole County

On this 22nd day of September, 2023, before me virtually appeared Michael Baker and Margaret Baker, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of September, 2023.

Type of Identification produced: Tennessee Driver License

Notary Signature Xiomara J Giannelli

My commission expires: 07/21/2024

XIOMARA J GIANNELLI
Notary Public - State of Florida
Commission # HH153
Expires on July 21, 2024

Notarized online using audio-video communication

ALL-PURPOSE ACKNOWLEDGMENT

State/Commonwealth of TEXAS)
)
☐ City ☑ County of Dallas)

On 09/22/2023 (Date) before me, Talia J Brown (Notary Name),

personally appeared Michael Baker (Name(s) of Signer(s))

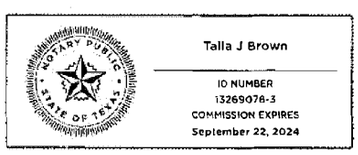
❑ personally known to me **-- OR --**

❑ proved to me on the basis of the oath of _____ (Name of Credible Witness) **-- OR --**

☑ proved to me on the basis of satisfactory evidence: driver_license (Type of ID Presented)

to be the individual(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and by proper authority, and that by his/her/their signature(s) on the instrument, the individual(s), or the person(s) or entity upon behalf of which the individual(s) acted, executed the instrument for the purposes and consideration therein stated.

WITNESS my hand and official seal.



Notary Public Signature: Talia J Brown

Notary Name: Talia J Brown

Notary Commission Number: 13269078-3

Notary Commission Expires: 09/22/2024

Notarized online using audio-video communication

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: Warranty Deed

Document Date: 09/22/2023 Number of Pages (w/ certificate): 3

Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: Michael Baker

❑ Corporate Officer Title: _____
❑ Partner – ❑ Limited ❑ General
☑ Individual ❑ Attorney in Fact
❑ Trustee ❑ Guardian of Conservator
❑ Other: _____

Signer Is Representing: self

Capacity(ies) Claimed by Signer(s)

Signer's Name: N/A

❑ Corporate Officer Title: _____
❑ Partner – ❑ Limited ❑ General
❑ Individual ❑ Attorney in Fact
❑ Trustee ❑ Guardian of Conservator
❑ Other: _____

Signer Is Representing: _____

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 September 22, 2023 (date of document).

Affiant Signature

September 25, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 25th day of September, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023