Karen Johnson Davidson County
Batch# 1058547 DEEDWARR
10/06/2023 01:15:30 PM 3 pgs
Fees: $18.00 Taxes: $3,940.50
20231006-0078893

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 Davidson

Actual consideration or value, whichever is greater is $1,065,000.00.

Affiant

Subscribed and sworn before me this the 5 day of October, 2023.

Notary Public
My commission expires: 3/9/2027

EMILY SIMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Dawn C Baker and Jeffrey Baker 3642 Mayflower Pl. Nashville, TN 37204		118-13-0X 002.00

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, JEFF EBERLE AND LEIGH EBERLE, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DAWN C. BAKER, AND JEFFREY BAKER, A MARRIED COUPLE, 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 Unit B on the Plan of 3640 Mayflower Cottages, a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20150311-0020850, in the Register's office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Jeaninne M. Irwin, an unmarried woman to Jeff Eberle and Leigh Eberle, husband and wife by warranty deed dated 12/17/2020 and recorded on 12/23/2020 as Instrument Number 20201223015262 7 in the Official Records of the Davidson County Register of Deeds.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3642 Mayflower Pl., Nashville, TN 37204.

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.

Witness my hand this the 5th day of October, 2023.

Jeff Eberle

Leigh Eberle

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jeff Eberle and Leigh Eberle, 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 5th day of October, 2023.

My commission expires:

9-7-26

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Property Address: 3642 Mayflower Place, Nashville, TN 37204

Certificate of Authenticity

I, Steve Berneman, do hereby make an oath that I am 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 October 5, 2023.

Steve Berneman

Date: 5th day of October, 2023

State of Tennessee
County of Davidson

Sworn and subscribed before me on 5th day of October, 2023 by Steve Berneman.

Name: Ginger Weber
Title: Notary Public

My commission expires: 4-25-2025

