WARRANTY DEED

Karen Johnson Davidson County
Batch# 1064208 DEEDWARR
10/24/2023 10:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20231024-0083223

File #23-PA-2409-P

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **23rd** DAY OF October, 2023.

Notary Public

MY COMMISSION EXPIRES: **03/09/2027**
(AFFIX SEAL)

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Chelsea Baker and Douglas Baker	**New Owner**	
(NAME) 2409 Barclay Dr	(NAME) **2409 Barclay Dr**	**083 11 0 092.00**
(ADDRESS) Nashville TN 37206	(ADDRESS) **Nashville, TN 37206**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BETTY WHEELER, UNMARRIED AND D DWIGHT WORDEN, UNMARRIED, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, REGISTERED DOMESTIC PARTNERS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHELSEA BAKER AND DOUGLAS BAKER, WIFE AND HUSBAND** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 45, Eastland Acres, Section I, as shown on plat of record in Plat Book 2133, Page 103, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Betty Wheeler and D. Dwight Worden, Unmarried, as Joint Tenants with Rights of Survivorship, by Warranty Deed from Barbara Brand, Unmarried, of record in Instrument No. 20061121-0144298, in the Register's Office of Davidson County, Tennessee, dated November 17, 2006, and recorded on November 21, 2006.

This conveyance is subject to:
*County of Davidson taxes for the year 2024 and thereafter, not yet due and payable.

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Eastland Acres, Section I, as recorded in Plat Book 2133, Page(s) 103.

*Covenants, Conditions and Restrictions as set forth in Building Restrictions recorded in Book 2284, Page 612.

* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **2409 Barclay Drive, Nashville, TN 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 23rd day of October, 2023.

Betty Wheeler By: _____, Attorney In Fact
Betty Wheeler by Loy Carney, Attorney-In-Fact

D. Dwight Worden By: _____, Attorney In Fact
D Dwight Worden by Loy Carney, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of October, 2023, before me personally appeared Loy Carney, to me known to be the person (or persons) described in and who executed the foregoing instrument on behalf of Betty Wheeler, and acknowledged that such person (or persons) executed the same as her Attorney in Fact and the free act and deed of Betty Wheeler.

Witness my hand, at office, this 23rd day of October, 2023.

_____
Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of October, 2023, before me personally appeared Loy Carney, to me known to be the person (or persons) described in and who executed the foregoing instrument on behalf of D Dwight Worden, and acknowledged that such person (or persons) executed the same as his Attorney in Fact and the free act and deed of D Dwight Worden.

Witness my hand, at office, this 23rd day of October, 2023.

_____
Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

After recording, return to:
Magnolia Title and Escrow, Inc
1104 Fatherland Street
Nashville, TN 37006

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **October 23, 2023**.

Date

Affiant Signature

October 24, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **24th** day of **October**, 20**23**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026