Name and Address of New Owner:
Richard Peter Galentino, Jr. and Mary Catherine Galentino
8321 Collins Road
Nashville, TN 37221

Send Tax Bills To:
NEW OWNER

This Instrument Prepared By:
Mason Lillie, LLC
3401 Mallory Lane, STE. 100
Franklin, TN 37067

Map & Parcel No: 155 00 0 097.00

Karen Johnson Davidson County
Batch# 1066928 DEEDWARR
11/01/2023 08:02:30 AM 4 pgs
Fees: $23.00 Taxes: $2,590.00
20231101-0085258

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Bennett M. Baldwin, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Richard Peter Galentino, Jr., and Mary Catherine Galentino, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in the 9th, formerly 14th, Civil District of Davidson County, Tennessee, as described according to a survey made by John B. Kohl, dated June 9, 1971, as follows: Beginning on the southerly margin of Collins Road at the intersection of the southerly margin of said Road and the westerly margin of a 50 foot strip reserved for access right-of-way, also being the intersection of the southerly margin of said Road and the easterly boundary line of the property conveyed to V.T. McMullin and wife, by deed from P.M. Chaffin and wife, as of record in Book 2442, page 129, thence with the westerly margin of said 50 foot reserved strip, south 3 deg. west 659 feet; thence north 73 deg. 30' west 430 feet; thence south 1 deg. 40' west 510 feet; thence south 87 deg. east 433 feet, more or less, to the center of said 50 foot reserved strip, thence with same, north 3 deg. east 1069 feet to the southerly margin of said Collins Road; thence with the same, westwardly 25 feet to the beginning.

Being the same property quitclaimed to Bennett M. Baldwin and Michelle Savage by Deed dated October 6, 2011 from Bennett M. Baldwin, recorded October 14, 2011, in Instrument Number 20111014-0080056, in the Official Records of Davidson County, Tennessee.

The said Michelle Savage died on or about January 2nd, 2023 leaving Bennett M. Baldwin as Surviving Tenant by the Entirety.

Being the same property conveyed to Bennett M. Baldwin by Deed from Robert E. Young and wife, Gene C. Young, dated March 19, 1981 and filed for record on March 19, 1981 in Book 5723, Page 76, Register's Office for Davidson County, Tennessee.

This property more commonly known as 8321 Collins Road, Nashville TN 37221

This Conveyance Is Made Subject To: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) other matters of public record, (4) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 27th day of October, 2023.

Bennett M. Baldwin
by
Attorney-In-Fact (SEAL)
Bennett M. Baldwin by Robert Bennett Baldwin, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Robert Bennett Baldwin, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Bennett M. Baldwin and who acknowledged the execution of the same to be the free act and deed of Bennett M. Baldwin, under said Power of Attorney.

Witness my hand, at office, this 27th day of October, 2023.

Notary Signature
My commission expires:

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $700,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 27th day of October, 2023.

Notary Signature
My commission expires: 10/05/2027

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

Tennessee Certification of Electronic Document

I, Karla Lilley, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on 10.27.2023 (date of document).

Affiant Signature

10.27.2023

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 27th day of October, 2023.

DAVID R. A. ROETGER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

COMMISSION EXPIRES: 6.21.25