THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P23-6743-WE

Karen Johnson Davidson County
Batch# 1071904 DEEDWARR
11/15/2023 09:55:55 AM 2 pgs
Fees: $13.00 Taxes: $6,105.00

20231115-0089001

TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,650,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF November, 2023.

Notary Public

MY COMMISSION EXPIRES: 5-9-26

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel David Tucker and Emily Coakley Tucker	NEW OWNER	
6601 Ellesmere Road		129-10-0-055.00
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Christopher D. Baker and Martha H. Baker, Co-Trustees of the Christopher D. Baker Living Trust dated August 24, 2010**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Samuel David Tucker and Emily Coakley Tucker, 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:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of West Meade Park, Inc. Section 3 of record in Plat Book 3300, Page 23, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 45 fronts 200 feet on the Easterly side if Ellesmere Road and extends back between lines 258.8 feet on the Northerly line and 253.2 feet on the Southerly line, to a dead line in the rear, measuring 247 feet thereon.

Being the same property conveyed to Christopher Dale Baker and Martha H. Baker, husband and wife by Warranty Deed from Robert C. Courain, III an unmarried man and Katherine A. Courain of record in Instrument Number 20201104-0129294, in the Register's Office for Davidson County, Tennessee, dated November 02, 2020 and recorded on November 04, 2020.

Being the same property conveyed to Christopher D. Baker and Martha H. Baker, Co-Trustees of the Christopher D. Baker Living Trust dated August 24, 2010 by Quitclaim Deed from Christopher Dale Baker and Martha H. Baker, of record in Instrument Number 20220526-0061546, in the Register's Office for Davidson County, Tennessee, dated May 19, 2022 and recorded on May 26, 2022.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **6601 Ellesmere Road, Nashville, TN 37205**

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 the 14th day of November, 2023.

Christopher D. Baker and Martha H. Baker, Co-Trustees of the Christopher D. Baker Living Trust dated August 24, 2010

BY: Christopher D Baker, Trustee
Christopher D. Baker
Trustee

BY: Martha H Baker, Trustee
Martha H. Baker
Trustee

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Christopher D. Baker** with whom I am personally acquainted and who upon his oath acknowledged himself to be the **Trustee** of the **The Christopher D. Baker Living Trust dated August 24, 2010** the within named bargainor, and Trust, and that he as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Christopher D. Baker** as such **Trustee**.

Witness my hand and official seal this the 14th day of November, 2023.

NOTARY PUBLIC

My Commission Expires: Jan 8 2024

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Martha H. Baker** with whom I am personally acquainted and who upon her oath acknowledged herself to be the **Trustee** of the **The Christopher D. Baker Living Trust dated August 24, 2010** the within named bargainor, and Trust, and that she as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Martha H. Baker** as such **Trustee**.

Witness my hand and official seal this the 14th day of November, 2023.

NOTARY PUBLIC

My Commission Expires: Jan 8 2024

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN