Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #23-1280
Karen Johnson
Batch # 1078943
12/06/2023 10:08:58 AM
Davidson County
DEEDWARR
2 pgs
Fees: $13.00 Taxes: $8,417.50

20231206-0094217

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Carter Baker, III, and Nicole K. Baker, Trustees of the Baker Revocable Living Trust, dated April 23, 2020,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Meg Ferguson and Luke Ferguson, wife and husband**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 3 of Block "R" on the Plan of Tyne Meade, Section IV of record in Plat Book 1424, Page 25, as amended by Instrument No. 20050822-0099823, Register's Office for said County. Said Lot No. 3 of Block "R" fronts 125 feet on the Northerly margin of Wayland Drive and extends back 326 feet on the Westerly line and 371.3 feet on the Easterly line to a dead line in the rear, measuring 133.3 feet thereon.

Being the same property conveyed to Carter Baker and Nicole Baker, husband and wife by Warranty Deed from K. Michael Dugan and wife, L. Amory Dugan of record in Instrument No. 20100406-0025468, Register's Office for Davidson County, Tennessee, dated March 31, 2010 and recorded on April 06, 2010.

Being the same property conveyed to Carter Baker, III, and Nicole K. Baker, Trustees of the Baker Revocable Living Trust, dated April 23, 2020, as tenants by the entireties by Warranty Deed from Carter Baker, III and Nicole K. Baker, husband and wife of record in Instrument No. 20200424-0043181 Register's Office for Davidson County, Tennessee, dated April 23, 2020 and recorded on April 24, 2020. Charles C. Baker, III and Carter Baker, III are one in the same person.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 3908 Wayland Drive, Nashville, TN 37215.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Meg Ferguson
3908 Wayland Drive
Nashville, TN 37215

RESPONSIBLE FOR TAX PAYMENT

NEW OWNER

TAX MAP-PARCEL #:
130-11-0-097.00

WITNESS THE EXECUTION HEREOF this 5th day of December, 2023.

Baker Revocable Living Trust, dated April 23, 2020

Trustee
Carter Baker, III, Trustee

Nicole K. Baker, Trustee
Nicole K. Baker, Trustee

State of Tennessee)
County of Davidson)

On this 5th day of December, 2023, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Carter Baker, III and Nicole K. Baker, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that they are the Trustees of the Baker Revocable Living Trust, dated April 23, 2020, that they are authorized by the maker to execute this instrument, and that they have executed this instrument on behalf the Baker Revocable Living Trust, dated April 23, 2020 as Trustees.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 2,275,000.00.**

Affiant

Sworn and subscribed before me on this the 5th day of December, 2023.

Notary Public

My Commission Expires:

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027