THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P23-6794-WE

Karen Johnson
Batch # 1078963
12/06/2023 10:41:37 AM
Fees: $13.00 Taxes: $2,405.00

Davidson County
DEEDWARR
2 pgs

20231206-0094248

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 $ 650,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF December, 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
Joseph A. Tiberi and Jennifer L. Tiberi	New Owner	
951 Draughon Avenue		118-09-0-203-00
Nashville, TN 37204-3801		
(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, WE, **Christopher K. Baxley**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph A. Tiberi and Jennifer L. Tiberi, 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. 11 on the Plan of Woodmont Boulevard Section of Marengo Park as shown on Plat of record in Plat Book 1130, Page 2 in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Christopher K. Baxley, unmarried by Warranty deed from John P. Snyders Jr of record in Instrument No. 20101007-0080428 Register's Office for Davidson County, Tennessee, dated September 24, 2010 and recorded on October 07, 2010.

Being the same property conveyed to Christopher K. Baxley and Carroll M. Baxley, husband and wife by Quitclaim deed from Christopher K. Baxley, a married man who took title as unmarried of record in Instrument No. 20130312-0024271 Register's Office for Davidson County, Tennessee, dated March 06, 2013 and recorded on March 12, 2013.

Being the same property conveyed to Baxley Holdings LLC, a Tennessee limited liability company by Quitclaim deed from Christopher K. Baxley and Carroll M. Baxley, husband and wife of record in Instrument No. 20201023-0123283 Register's Office for Davidson County, Tennessee, dated October 16, 2020 and recorded on October 23, 2020.

Being the same property conveyed to Christopher K. and Carroll M. Baxley, husband and wife by Quitclaim deed from Baxley Holdings LLC, a Tennessee limited liability company of record in Instrument No. 20210609-0077929 Register's Office for Davidson County, Tennessee, dated June 09, 2021 and recorded on June 09, 2021.

Being the same property conveyed to Christopher K. Baxley by Quitclaim Deed from Christopher K and Carroll M. Baxley, husband and wife of record in Instrument No. 20220503-0051328 Register's Office for Davidson County, Tennessee, dated May 03, 2022 and recorded on May 03, 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 **951 Draughon Avenue, Nashville, TN 37204-3801**

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 4 day of Dec., 2023.

Christopher K. Baxley

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Christopher K. Baxley,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 4th day of Dec., 2023.

My Commission expires: Jan 8 2024

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON