398

WARRANTY DEED

Karen Johnson
Batch # 1081567
12/13/2023 01:45:40 PM
Fees: $13.00 Taxes: $13,320.00

Davidson County
DEEDWARR
2 pgs

20231213-0096246

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,600,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF DECEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 7/6/2027
(AFFIX SEAL)

LYDIA H WEAVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Dr., Ste 400, Franklin, TN 37067

File No.: 23-CD-334

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Nicole Keller Baker and Charles Carter Baker, III	Legacy Home Loans dba Steadfast Mortgage	116-16-0-098.00
(NAME) 4031 Sneed Rd.	(NAME) 2 Cadillac Drive	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Million Six Hundred Thousand And No/100 Dollars ($3,600,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CHARLES W. FAWCETT, III AND DOROTHEA R. FAWCETT, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NICOLE KELLER BAKER AND CHARLES CARTER BAKER, III, WIFE AND HUSBAND,** 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 20, as shown on the map entitled Part 1-Wallace Subdivision, of record in Plat Book 1424 page 16, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Charles W. Fawcett, III and Dorothea R. Fawcett, husband and wife, by Warranty Deed from Oxford Blues, LLC, a Tennessee limited liability company, dated July 10, 2019, recorded July 25, 2019, of record in Instrument No. 201907250073004, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 4031 Sneed Rd., Nashville, TN 37215
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 11 day of December, 2023.

Charles W. Fawcett III by Dorothea R. Fawcett, Attorney in Fact
Charles W. Fawcett, III by Dorothea R. Fawcett, Attorney in Fact

Dorothea R. Fawcett
Dorothea R. Fawcett

STATE OF TENNESSEE
COUNTY OF Williamson
On this 11 day of December, 2023 before me personally appeared Dorothea R. Fawcett, 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 Charles W. Fawcett, III, and acknowledged that she executed the same as the free act and deed of said Dorothea R. Fawcett.

Witness my hand, at office, this 11 day of December, 2023.

Susan Harville
Notary Public

My Commission Expires: _____

SUSAN HARVILLE
TENNESSEE NOTARY PUBLIC
My Comm Exp. June, 17, 2026
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Williamson
Personally appeared before me, a Notary Public of said county and state Dorothea R. Fawcett, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed

Witness my hand, at office, this 11 day of December, 2023.

Susan Harville
Notary Public

My Commission Expires: _____

SUSAN HARVILLE
TENNESSEE NOTARY PUBLIC
My Comm Exp. June, 17, 2026
COUNTY OF WILLIAMSON