Karen Johnson
Batch # 1097715
02/05/2024 09:58:34 AM
Fees: $13.00 Taxes: $1,676.10

Davidson County
DEEDWARR
2 pgs

20240205-0007785

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-24-66

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $453,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 2nd day of February, 2024

Notary Public

Commission Expires: 5-9-26

TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Collin Nixon and Emily Boyette 601 Marswen Drive Nashville, TN 37216	Pinnacle Bank 150 3rd Ave. S., ~~Suite 1000~~ Nashville, TN 37201	061-01-0-037.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Renis Baker, an unmarried man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Collin Nixon, an unmarried man and Emily Boyette, an unmarried woman as joint tenants with rights of survivorship

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. 224 on the Plan of Plan of Gra-Mar Acres Section Eight of record in Plat Book 2331, Page 110, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Aaron Ehlinger, unmarried and Bree L. Hamann, unmarried, and as tenants in common with right of survivorship by Warranty deed from RaNae Hasting, unmarried of record in Instrument No. 20150623-0059919 Register's Office for Davidson County, Tennessee, dated June 19, 2015 and recorded on June 23,

Being the same property conveyed to Renis Baker, an unmarried man by Warranty Deed from Aaron Ehlinger and Bree L. Hamann, husband and wife, dated October 25, 2017 and recorded October 26, 2017 in Instrument No. 20171026-0109965, Register's Office of Davidson County, Tennessee. (Value of consideration shown in aforementioned deed $289,900.00.)

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 601 Marswen Drive, Nashville, TN 37216

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 so 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.

Dated this the 2nd day of February, 2024.

Renis Baker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of February, 2024, before me personally appeared Renis Baker, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of February, 2024.

Notary Signature
My commission expires: 2-22-2026

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/22/2026
WILLIAMSON COUNTY