Name and Address of New Owner:
Gary C. Baker
P.O. Box 60824
Nashville, Tennessee 37206

Send Tax Bills To:
NEW OWNER

Karen Johnson Davidson County
Batch# 1101711 DEEDWARR
02/16/2024 08:04:30 AM 4 pgs
Fees: $23.00 Taxes: $2,220.00
20240216-0010704

This Instrument Prepared By:
R. Houston Akin
Mockingbird Title & Escrow Services, LLC
615 Main Street, Suite B25
Nashville, Tennessee 37206

Map & Parcel No: 072-05-0-128

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Pamela Beck, as Executrix and Devisee of the Estate of Carson W. Beck**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Gary C. Baker, unmarried,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the Easterly 10 feet of the Southerly part of Lot No. 39 and the Westerly 45 feet of the Southerly part of Lot No. 38 on the Plan of DR E T Brown Subdivision of The J. B. King Land, as of record in Book 332, Page 69, Register's Office for said County, described as follows:

Beginning on the Southerly margin of Trinity Lane, as widened, at a point 5 feet West of the dividing line between Lots Nos. 37 and 38; thence with said Lane, Westwardly 55 feet to the Easterly line of the property conveyed to Atlanta Newsom by deed from B. Stanfield and wife, of record in Book 879, Page 362, said Register's Office; thence with Newson's Easterly line, Southwardly 380 feet more or less, to the Southerly line of said subdivision; thence with said line, Eastwardly 55 feet; thence Northwardly 395 feet, more or less to the beginning.

Being the same property conveyed to Carson W. Beck, by Warranty Deed from Thomas C. Craven and wife, Helen S. Craven, of record in Instrument No. 20040719-0085771, in the Register's Office of Davidson County, Tennessee, dated July 12, 2004 and recorded on July 19, 2004. The said Carson W. Beck died on June 4, 2023, and his estate opened for administration in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 23P-1340. Pursuant to Order dated July 26, 2023 filed under the

aforementioned Case No., Pamela E. Beck is executing this instrument as Executrix and as Devisee.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 14th day of February, 2024.

Estate of Carson W. Beck

By: Pamela Beck (SEAL)
Pamela Beck, Executrix and Devisee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of February, 2024, before me personally appeared Pamela Beck, Executrix and Devisee of the Estate of Carson W. Beck, 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 14th day of February, 2024.

R. HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Signature
My commission expires: 5/9/26

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $600,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 14th day of February, 2024.

Notary Signature
My commission expires:

KARA L. WALL
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
05/09/2026
COUNTY OF DAVIDSON

I, Kara Wall, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 2/14/24 (date of document).

Affiant Signature

Date 2/15/24

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of February, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

STEPHANIE WOODALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025