PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Margaret H. Taylor

Karen Johnson Davidson County
Batch # 1102308 DEEDWARR
02/20/2024 10:42:35 AM 2 pgs
Fees: $13.00 Taxes: $3,700.00
20240220-0011267

Ivey Title, LLC Ref: (DL) Title No.: 63510
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Christopher Baker Martha Baker 4108 Dorman Drive Nashville, TN 37215	NEW OWNER

TAX MAP PARCEL NUMBERS: 131010C01200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,000,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Margaret Murrey Smith, Trustee, of the Margaret Murrey Smith Revocable Trust dated May 21, 2019,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Christopher Baker and Martha Baker, husband and wife,** 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. 4108 on the Plat of Park Place of record in Book 4860, page 124, revised in Book 5050, page 98, said Register's Office, as amended as to table floor areas in instruments of record in Book 5056, page 872, Book 5088, page 360, book 5151, page 206, Book 5223, page 789, Book 5293, page 838, Book 5302, page 667, Book 5316, page 227, Book 5482, page 252, Book 5614, page 859, and Book 5722, page 772, Book 5798, page 732, Register's Office for said County, to all of which reference is here made for a more complete description.

Being the same property conveyed to Laurence J. Weitz and Margaret M. Smith, husband and wife by Warranty Deed from George R. McIntosh and Sue B. McIntosh, dated November 1, 2013 and recorded on November 5, 2013 of record in Instrument No. 20131105-0114841, Register's Office for Davidson County, Tennessee, By Quitclaim Deed dated May 21, 2019, recorded on May 23, 2019, of record in Instrument No. 20190523-0048941, said Register's Office, subject proeprty was conveyed to Margaret Murrey Smith, Trustee of the Margaret Murrey Smith Revocable Trust dated May 21, 2019.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2024, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4860, page 124, revised in Book 5050, page 98, said Register's Office, as amended as to table floor areas in instruments of record in Book 5056, page 872, Book 5088, page 360, book 5151, page 206, Book 5223, page 789, Book 5293, page 838, Book 5302, page 667, Book 5316, page 227, Book 5482, page 252, Book 5614, page 859, and Book 5722, page 772, Book 5798, page 732, said Register's Office. The Declaration of Covenants, Conditions and Restrictions of record in Book 5041, page 433, Book 7565, page 192, Book 10491, page 211, Instrument No. 202310310085079, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Charter of Park Place Homeowners Association, Inc., of record in Book 5052, page 546, said Register's Office.

This is improved property, known as 4108 Dorman 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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 16th day of February, 2024.

Margaret Murrey Smith Revocable Trust dated May 21, 2019

By: _____
Margaret Murrey Smith, Trustee

State of Tennessee

County of Davidson

On this 16th day of February, 2024, before me the undersigned authority, personally appeared Margaret Murrey Smith, Trustee of the Margaret Murrey Smith Revocable Trust dated May 21, 2019, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,000,000.00.

Affiant _____

Sworn and subscribed before me this 16th day of February, 2024.

Notary _____

My Commission Expires: 5-9-26

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON