Karen Johnson Davidson County
Batch# 1110879 DEEDWARR
03/13/2024 02:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,200.65
20240313-0017496

STATE OF Tennessee }
COUNTY OF Williamson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $324,500.00

Madalyn Brown
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 7th DAY OF March, 2024.

Marcy Burridge
NOTARY PUBLIC
My Commission expires: 01/05/2025

MARCY BURRIDGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 24020015

Address of New Owner
Madalyn Brown and
Jacob Arthur
1217 Sylvia Drive
Madison, TN 37115

Send Tax Bills To:
FirstBank
722 Columbia Avenue
Franklin, TN 37064

Tax Information:
043-01-0-149.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Jeremy Baker, an unmarried man,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Madalyn Brown and Jacob Arthur, both unmarried,** hereinafter called the **Grantee(s)**, his/her/their 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. 2 on the Plan of Oakwood Subdivision of record in Book 5210, Page 149, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 90.0 feet on the northerly side of Sylvia Drive and runs back 100.97 feet on the westerly line and 100.97 feet on the easterly line to a line in the rear which measures 90.0 feet thereon.

Being the same property conveyed to Jeremy Baker by Warranty Deed from Patricia G. Cordell, now Patricia G. Cordell Geasley, unmarried, dated 06/12/2023 and recorded on 06/14/2023 in Instrument No. 20230614-0045390, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Brian Baker by Quitclaim Deed from Jeremy Baker, an unmarried man, dated 02/02/2024 and recorded on 02/12/2024 in Instrument No. 20240212-0009405, RODCT. Further being the same property conveyed to Jeremy Baker, an unmarried man, by Quitclaim Deed from Brian Baker, a married man, dated 03/06/2024 and recorded on 03/06/2024 in Instrument No. 20240306-0015645, RODCT.

This is property generally located:
1217 Sylvia Drive, Madison, TN 37115

SUBJECT TO THE FOLLOWING:

1. 2024 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Easement, setbacks and all other matters shown on the Plat of record at Book 5210, Page 149, Register's Office for Davidson County, Tennessee.

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(s) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS **WHEREOF**, **Jeremy Baker has** caused this instrument to be executed, this the 7 day of March, 2024.

Jeremy Baker

Jeremy Baker

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Jeremy Baker,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 7 day of March, 2024.

My Commission expires: 7/25/26

NOTARY PUBLIC

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on March 7, 2024.

Signature 03/07/2024

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 7th day of March, 2024.

Notary's Signature

My Commission Expires: 9-8-2025

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202403130017496