WARRANTY DEED

Karen Johnson Davidson County
Batch# 1136524 DEEDWARR
05/20/2024 09:07:30 AM 3 pgs
Fees: $18.00 Taxes: $3,884.63
20240520-0037051

File No. DH-24-6453

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,049,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of May, 2024

Notary Public

MY COMMISSION EXPIRES: 5-4-26

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MELISSA R SHAFER

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian R. Baids and Alexandria G.Baids	Freedom Mortgage Corporation	
(NAME)	(NAME)	
601 South 12th Street	PO Box 8001	094-01-0-061.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Fishers, IN 46038-8001	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Austin D. Postler and Lauren J. Postler, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brian R. Baids and Alexandria G. Baids, a/k/a Alexandria Grace Woodis Baids, husband and wife**, HEREINAFTER CALLED THE GRANTEE, 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. 58 on the Plan of Payne, Blakemore & Cummings Addition, as of record in Book 57, Page 70, Registers Office of Davidson County, Tennessee, and a part of Eastside Avenue, now closed, by Ordinance NO. 62-279, of record in Office of the Metropolitan Clark of Nashville and Davidson County, Tennessee, and described together as follows:

BEGINNING at a point in the easterly margin of South Twelfth Street, said point being the southwest corner of Lot No. 58 of said plan; thence along the easterly margin of South Twelfth Street in a northerly direction 75 feet to a point in the middle of Eastside Avenue, now closed, said point being 25 feet north of the northwest corner of Lot No. 58 on said plan; thence with the middle of said street, now closed, and parallel to and 25 feet north of the line of Lot No. 58, easterly 161 feet to a point in the westerly margin of an alley; thence along the westerly margin of said alley, southerly 75 feet to a point, said point being the southeast corner of Lot No. 58 on said plan; thence along the southerly line of Lot No. 58 of said plan, westerly 161 feet to the point of beginning.

Being the same property conveyed to Austin D. Postler and Lauren J. Postler, husband and wife by Warranty Deed from Michael P. Gallagher and Lisa Bente Gallagher, husband and wife of record in Instrument No. July 23, 2021 Register's Office for Davidson County, Tennessee, dated July 27, 2021 and recorded on 20210727-0100985.

This is property more commonly known as 601 South 12th Street, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, 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 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.

Witness my/our hand this 17th day of May, 2024.

Austin D. Postler

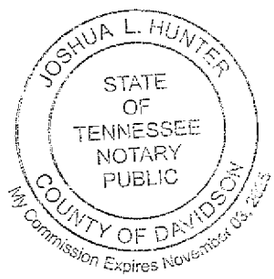
Lauren J. Postler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of May, 2024, before me personally appeared Austin D. Postler and Lauren J. Postler, 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 17th day of May, 2024.

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 5-17-24.

Affiant Signature

5-17-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 17 day of May, 2024.

Notary Signature

My Commission Expires: 5-9-26

