Karen Johnson Davidson County
Batch# 1139872 DEEDWARR
05/28/2024 02:02:30 PM 4 pgs
Fees: $23.00 Taxes: $1,627.63
20240528-0039465

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $439,900.00.

Jennifer A Hoffman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of May, 2024.

Brenda Shelby
Notary Public
MY COMMISSION EXPIRES:
File No. G24-21054

BRENDA SHELBY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 07-20-2021

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Christina Wheeler	New Owner	106-14-0-043
(NAME)	(NAME)	
1964 Gatlin Dr.		
(STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Larry Eugene Baggett, James Russell Baggett, Douglas Alan Baggett, and Tommy Morris Baggett, Heirs at Law of Anne Louise Baggett and April Danielle Cook and Angela Delaine Covington, Heirs at Law of David Alvin Baggett**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christina Wheeler, a single woman,** 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. 55 ON THE PLAN OF RAYMOND HEIGHTS SUBDIVISION, AS OF RECORD IN BOOK 1424 PAGE 141, REGISTER'S OFFICE FOR SAID COUNTY.

BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF GATLIN DRIVE, BEING THE COMMON CORNER OF LOTS NO,. 55 AND 56; THENCE SOUTHWARDLY 138.8 FEET ALONG THE LINE BETWEEN LOTS NOS. 55 AND
56 TO A POINT ON THE NORTHERLY LINE OF LOT NO. 47; THENCE WESTWARDLY 60 FEET ALONG THE LINE BETWEEN LOTS NOS. 55, 47 AND 48 TO A POINT, BEING THE COMMON CORNER OF LOTS NOS. 55, 53 AND
48; THENCE, NORTHWESTWARDLY 50 FEET ALONG THE LINE BETWEEN LOTS NOS. 55 AND 53, TO A POINT BEING TNE COMMON CORNER OF LOTS NOS. 53, 54 AND 55; THENCE NORTHERLY 108 FEET ALONG THE LINE BETWEEN LOTS NOS. 54 AND 55 TO A POINT IN THE SOUTHERLY MARGIN OF GATLIN DRIVE BEING THE COMMON CORNER OF LOTS NOS. 54 AND 55; THENCE EASTWARDLY ALONG THE MARGIN OF GATLIN DRIVE 100 FEET TO THE POINT OF BEGINNING.

Being the same property conveyed to Coulter M. Baggett, Jr. and wife, Ann A. Baggett, a/k/a Anne Louise Albright Baggett by Deed dated August 27, 1957, recorded September 3, 1957, in Book 2695, Page 491, in the Register's Office

of Davidson County, Tennessee. The said Coulter M. Baggett, Jr. died December 21, 2000 leaving Ann A. Baggett as tenant by the entirety. The said Ann A. Baggett, a/k/a Anne Louise Albright Baggett died intestate September 16, 2022 leaving James Russell Baggett, Larry Eugene Baggett, Douglas Alan Baggett, Tommy Morris Baggett and David Alvin Baggett as her heirs at law. See Affidavit of Heirship of record in Instrument 202405280039459, Register's Office for said County. The said David Alvin Baggett died June 10, 2019 leaving April Danielle Cook and Angela Delaine Covington as his heirs at law. See Affidavit of Heirship of record in Instrument 202405280039458, Register's Office for said County.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2023 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

The signature of April Danielle Cook is signed by his/her duly appointed Attorney-in-fact Larry Baggett, pursuant to the Power of Attorney recorded in Instrument # 202405280039462, said Register's Office.
The signature of Douglas Alan Baggett is signed by his/her duly appointed Attorney-in-fact Larry Baggett, pursuant to the Power of Attorney recorded in Instrument # 202405280039464, said Register's Office.
The signature of Angela Delaine Covington is signed by his/her duly appointed Attorney-in-fact Larry Baggett, pursuant to the Power of Attorney recorded in Instrument # 202405280039463, said Register's Office.
The signature of James Russell Baggett is signed by his/her duly appointed Attorney-in-fact Larry Baggett, pursuant to the Power of Attorney recorded in Instrument # 202405280039460, said Register's Office.
The signature of Tommy Morris Baggett is signed by his/her duly appointed Attorney-in-fact Larry Baggett, pursuant to the Power of Attorney recorded in Instrument # 202405280039461, said Register's Office.

This is improved property, known as 1964 Gatlin Dr, Nashville, TN 37210.

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. Whenever 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(s) this 24 day of May, 2024.

Larry Eugene Baggett by Larry Baggett

James Russell Baggett by Larry Baggett, Attorney-In-Fact by Larry Baggett POA

Douglas Alan Baggett by Larry Baggett, Attorney-In-Fact by Larry Baggett POA

Tommy Morris Baggett by Larry Baggett, Attorney-In-Fact by Larry Baggett POA

April Danielle Cook by Larry Baggett, Attorney-In-Fact by Larry Baggett POA

Angela Delaine Covington by Larry Baggett, Attorney-In-Fact by Larry Baggett POA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23 day of May, 2024, before me personally appeared Larry Eugene Baggett, 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 23 day of May, 2024.

TODD SHOLAR NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 08-19-2026

Notary Signature My commission expires:_____

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Larry Baggett, Attorney-in-Fact for April Danielle Cook, Douglas Alan Baggett, Angela Delaini Covington, James Russell Baggett, Tommy Morris Baggett, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at office, this 23rd day of May, 2024.

Notary Public My Commission Expires:

TODD SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-19-2026

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

CERTIFICATE OF AUTHENTICITY

I, Jennifer A. Hoffman, do hereby make oath that I am licensed attorney and/or 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 the law on 5/23/2024.

Jennifer A Hoffman
AFFIANT

DATE: 5/28/24

STATE OF TENNESSEE

COUNTY OF Sumner

SWORN to and subscribed before me this 28th day of May, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/29/27

DEBORAH A RAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-29-2027