THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240447483**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $400,000.00. Christopher J. Hodges Affiant Subscribed and sworn to before me, this 6th day of June, 2024. Notary Public My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 06-09-2026

Karen Johnson
Batch # 1145514
06/11/2024 08:05:22 AM
Fees: $13.00 Taxes: $1,480.00

Davidson County
DEEDWARR
2 pgs

20240611-0043423

WARRANTY DEED

Address New Owner: Christopher J. Hodges and Jordan W. Hodges 363 Barrywood Drive Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 147 09 0 052.00

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 of which is hereby acknowledged, **Shirley M. Baldwin** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christopher J. Hodges and Jordan W. Hodges, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 84 on the Re-Subdivision of Part of Crievewood, of record in Plat Book 2330, Page 90, in the Register's Office of Davidson County, Tennessee, described as follows:

Said Lot No. 84 fronts 105.1 feet on the Southerly side of Barrywood Drive and runs back 216.8 feet on the Easterly line and 224.7 feet on the Westerly line to a broken line in the rear on which it measures 105.3 feet.

Being the same property conveyed to Randolph Baldwin and wife, Shirley M. Baldwin, by Warranty Deed from Claude Smith, and wife, Billie Katherine Smith, of record in Book 2695, Page 124, in the Register's Office of Davidson County, Tennessee, dated August 27, 1957 and recorded on August 28, 1957. The said Randolph Baldwin died on October 11, 2009, leaving Shirley M. Baldwin as surviving tenant by the entirety.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Re-Subdivision of Part of Crievewood, as recorded in Plat Book 2330, Page(s) 90.
No coverage is provided as to the amount of acreage or square footage of the land.
Copies of the supporting documents have been hyperlinked for your convenience: SP-Abstract

This is improved property located at 363 Barrywood Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of June, 2024.

Shirley M. Baldwin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Shirley M. Baldwin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of June, 2024.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026