This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes.

Karen Johnson Davidson County
Batch# 1148939 DEEDWARR
06/20/2024 08:18:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240620-0046080

New Owner:	**Send Tax Bill:**	**Map/Parcel**
CHARLES C. BAKER III, Trustee NICOLE K. BAKER, Trustee BAKER REVOCABLE LIVING TRUST dated April 23, 2020 4031 Sneed Road Nashville, TN 37215	Legacy Home Loans dba Steadfast Mortgage 2 Cadillac Drive Brentwood, TN 37027	116-16-0-098.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. 67-4-409[a][3][F]).

NOLEY ROBERTS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MARCH 18, 2028

AFFIANT

Sworn to and subscribed before me this June 19, 2024.

Noley Roberts
Notary Public

My Commission Expires: March 18, 2028

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, NICOLE KELLER BAKER, who is one and the same as NICOLE K. BAKER, and CHARLES CARTER BAKER, III, who is one and the same as CHARLES C. BAKER, III, wife and husband, do hereby transfer and convey any and all interest owned by us in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to CHARLES C. BAKER III and NICOLE K. BAKER, Trustees of the BAKER REVOCABLE LIVING TRUST, dated April 23, 2020 as tenants by the entireties.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenants by the entireties, despite its conveyance to our revocable trust.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, we covenant we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

We further covenant and bind ourselves, our heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

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 OUR HANDS this June 19, 2024.

By: Nicole Keller Baker
NICOLE KELLER BAKER

CCB
CHARLES CARTER BAKER, III

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named NICOLE KELLER BAKER and CHARLES CARTER BAKER, III with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this June 19, 2024.

Noley Roberts
NOTARY PUBLIC

My Commission Expires: March 18, 2028

NOLEY ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MARCH 18, 2028

Exhibit A

Property Description

Said property is described to wit:

Land in Davidson County, Tennessee, being Lot 20, as shown on the map entitled Part 1-Wallace Subdivision, of record in Plat Book 1424 page 16, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to NICOLE KELLER BAKER and CHARLES CARTER BAKER, III, wife and husband, by Warranty Deed of record from CHARLES W. FAWCETT, III and DOROTHEA R. FAWCETT, husband and wife, in Instrument No. 20231213-0096246, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to 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 may appear in the appropriate public record.

The foregoing legal description is the same as contained in the previously recorded deed.

This is improved property known as 4031 Sneed Rd., Nashville, TN 37215

Tennessee Certification of Electronic Document

I, JAMES M. ADCOX III, do hereby make oath that I am a licensed attorney and/or the 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 law on June 19, 2024 (date of document).

Signature

6-19-24
Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 19 day of June, 2024.

Notary Public
My Commission expires: 3-18-28

MATTHEW SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MARCH 18, 2028