Karen Johnson Davidson County
Batch # 1164376 DEEDWARR
07/30/2024 03:28:41 PM 2 pgs
Fees: $13.00 Taxes: $2,908.20
20240730-0057742

WARRANTY DEED

(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $786,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF July, 2024.

Notary Public
MY COMMISSION EXPIRES:

File #24-PA-1008-BM

THIS INSTRUMENT WAS PREPARED BY ~~AND RETURN TO~~
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-WR-24-1008

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ben C. Lovelace	**New Owner**	
(NAME)	(NAME)	**171 08 0A 031.00**
1008 Beech Tree Ln		
(ADDRESS)	(ADDRESS)	
Brentwood TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

JOHN L. BAKER AND ELIZABETH R. BAKER, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

BENJAMIN C. LOVELACE, AN UNMARRIED MAN,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 31 on the Plan of SUBDIVISION PLAT OF COTTONPORT PLANTATION PHASE I of record in Plat Book 6900, Page (s) 529 and 530, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the Property.

Being the same property conveyed to John L. Baker and Elizabeth R. Baker, husband and wife, by Warranty Deed from James Lotz, Jr., a/k/a James Wendell Lotz and Rebecca R. James, husband and wife, of record in Instrument No. 20150713-0067548, in the Register's Office of Davidson County, Tennessee, dated June 30, 2015 and recorded on July 13, 2015.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SUBDIVISION PLAT OF COTTONPORT PLANTATION PHASE I, as recorded in Plat Book 6900, Page(s) 529 & 530.

*Declaration of Covenants, Conditions and Restrictions recorded in Book 7824, Page 925, as Amended in Book 7565, Page 57 and Book 7824, Page 254.

*Covenants, Conditions and Restrictions as set forth in Restrictions and Covenants recorded in Book 7430, Page 784.

*Storm Water Detention Agreement as set forth in instrument recorded in Book 7350, Page 137.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **1008 Beech Tree Lane, Brentwood, TN 37027**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 29th day of July, 2024.

Elizabeth R. Baker

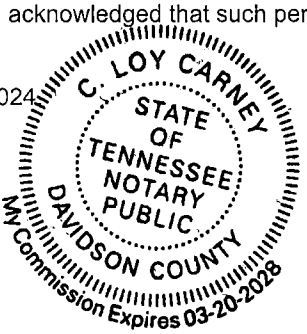
John L. Baker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of July, 2024, before me personally appeared Elizabeth R. Baker, 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 29th day of July, 2024.

Notary Signature
My commission expires:



STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of July, 2024, before me personally appeared John L. Baker, 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 29th day of July, 2024.

Notary Signature
My commission expires:

