THIS INSTRUMENT WAS PREPARED BY
Harpeth Escrow, LLC
117 Saundersville Road, Ste. 201
Hendersonville, TN 37075

Karen Johnson Davidson County
Batch# 1164398 DEEDWARR
07/30/2024 03:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20240730-0057773

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$360,000.00**.

Affiant

Subscribed and sworn to before me, this **29th day of July, 2024.**

Notary Public
My commission expires: _____

TERESA TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Mark Baker **1806 Hayden Drive** **Nashville, TN 37216**	Same	**072 16 0 046.00** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Jessie M. McClain, an unmarried woman, and Jessie M. McClain, Conservator of The Estate of Audrey F. Henderson**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Mark Baker, a married man**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, Being Lot No. 43 on the Plan of BURCHWOOD GARDENS, SECTION II, of record in Plat Book 2900, Page 66, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Audrey F. Henderson and Jessie M. McClain, Both Unmarried, by Warranty Deed from Raymond C. Martin and wife, Dorothy C. Martin, of record in Instrument No. 20001018-0103326, in the Register's Office of Davidson County, Tennessee, dated October 12, 2000 and recorded on October 18, 2000. See Conservatorship in Case No. 00P357 filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division for Audrey F. Henderson. Jessie McClain named as the Conservator. The said Audrey F. Henderson died intestate on January 10, 2019 leaving Jessie M. McClain and Andrew Henderson, as heirs per Affidavit of Heirship of record in Instrument No. 202407300057771, said Register's Office. The said Andrew Henderson quitclaimed any and all interest he had in the property to Jessie M. McClain by Quitclaim Deed of record in Instrument No. 202407300057772, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (__) property known as **1806 Hayden Drive, Nashville, TN 37216**.

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 in 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(s) this **29th day of July, 2024.**

Jessie M. McClain

Jessie M. McClain

The Estate of Audrey F. Henderson

By: Jessie M. McClain Conservator
Jessie M. McClain, Conservator

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 29th day of July, 2024, before me personally appeared Jessie M. McClain and Jessie M. McClain, Conservator of The Estate of Audrey F. Henderson, 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.

Jacqueline G Brown

Notary Signature
My commission expires: 11-3-25

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Christine Hutchinson, do hereby make oath that I am a licensed attorney and/or thecustodian 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 07/29/24 (date of document).

Affiant Signature

07/29/24
Date

State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 29th day of July, 2024

Notary Public

My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

NOTARY'S SEAL