WARRANTY DEED

Karen Johnson Davidson County
Batch# 1176386 DEEDWARR
09/03/2024 01:27:30 PM 4 pgs
Fees: $23.00 Taxes: $2,101.60
20240903-0067678

Record and Return To:
COMMERCE TITLE & ESCROW, LLC
101 Lea Ave.
Nashville, TN 37210
File No.: RES-24-214

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $568,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th DAY OF August, 2024.

Notary Public

MY COMMISSION EXPIRES: 10/31/27

(AFFIX SEAL)

TIFFANY WHITTLE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON EXPIRES 10/31/2027

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Build Nashville, LLC	New Owner	
(NAME)	(NAME)	
601 44th Ave	Same	103 03 0 036.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED,I/WE, BOBBY BAKER, JR., AS SUCCESSOR TRUSTEE OF **THE BOBBY BAKER, SR. REVOCABLE LIVING TRUST DATED AUGUST 22, 2023 AND INDIVIDUALLY, CARLA REGAN AND JOHN ALVIN RHEA,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BUILD NASHVILLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

Being the Southerly one-half of Lot No. 8 in the subdivision of LOTS NOS. 21 & 22 IN REALTY SAVINGS BANK & TRUST CO'S REVISED PLAN OF WEST EXTENSION OF CHARLOTTE PARK COMPANY'S FIRST ADD., a plan of which is of record in Book 421, Page 87, Register's Office for Davidson County, Tennessee and described according to a survey made by Hal R. Swann, Jr., Surveyor, dated December 21, 1968, as described in Book 5240, Page 267, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to Margaret Lois Rhea, unmarried, by Warranty Deed from Alvie Lee Baker and wife, Linda D. Baker, of record in Book 4926, Page 481, in the Register's Office of Davidson County, Tennessee, dated June 24, 1975 and recorded on June 25, 1975.

Being the same property conveyed to Bobby Eugene Baker and wife, Margaret Lois Baker, by Quitclaim Deed from Margaret Lois Rhea, now Baker, and husband, Bobby Eugene Baker to Raymond H. Darrow, Trustee, of record in Book 5240, Page 267, in the Register's Office of Davidson County, Tennessee, dated December 12, 1977 and recorded on January 5, 1978. The said Margaret Lois Baker f/k/a Margaret Lois Rhea died on March 16, 2015 leaving Bobby Eugene Baker as surviving tenant by the entirety.

Being the same property conveyed to Bobby E. Baker, Sr., Trustee of the Bobby Baker, Sr. Revocable Living Trust dated August 22, 2023, by Quitclaim Deed from Bobby Eugene Baker, of record in Instrument No. 20230828-0067257, in the Register's Office of Davidson County, Tennessee, dated August 22, 2023 and recorded on August 28, 2023. The said Bobby E. Baker Sr. died on March 27, 2024. Pursuant to Trust agreement, Bobby Baker, Jr., Carla Regan and John Alvin Rhea, are the beneficiaries under said Trust of Bobby Baker Sr., Revocable Living Trust dated August 22, 2023.

Bobby Baker Jr., herein signed as Attorney in fact for John Alvin Rhea. Said Power Of Attorney is of record Instrument No. __202409030067677__ in the Register office for Davidson County, Tennessee.

MO2024-991

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 214 54th Ave N., Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 hand this 23 day of August, 2024

BOBBY E. BAKER JR., SUCCESSOR TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Bobby Baker, Jr., with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Successor Trustee of The Bobby Baker Sr., Revocable Living Trust dated August 22, 2023, and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument as Successor Trustee of said Trust.

Witness my hand and official seal this 23rd day of August, 2024

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires 10/4/27

Notary Public

Witness my hand this 23rd day of August, 2024

BOBBY BAKER JR., INDIVIDUALLY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bobby Baker Jr., the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of August, 2024.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires 10/4/27

Notary Public

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Witness my hand this 23rd day of August, 2024

X Carla Regan

CARLA REGAN, INDIVIDUALLY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carla Regan the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of August, 2024.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires 10/4/27

Witness my hand this 23rd day of August, 2024

X

John Alvin Rhea b., JR

JOHN ALVIN RHEA, INDIVIDUALLY
BY: BOBBY BAKER JR., ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bobby Baker. Jr., to me known to be the person who executed the foregoing instrument on behalf of John Alvin Rhea and acknowledged that he executed the same as the free act and deed of John Alvin Rhea.

Witness my hand and official seal this 23rd day of August, 2024.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires 10/4/27

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Certificate of Authenticity

I, TiHany Rooker, 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 August 30, 2024.

Tiffany Rooker
Affiant Signature

8/30/24
Date

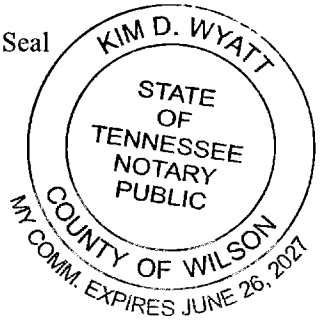
State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 30th day of August, 2024.

Kim D. Wyatt
Notary's Signature

My Commission Expires: 6/24/27

Notary's Seal



File No. RES-24-214