STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $435,000.00 (Four Hundred Thirty Five Thousand).

AFFIANT

Subscribed to and sworn before me this 3rd day of September, 2024.

NOTARY PUBLIC MY COMMISSION EXPIRES:

(NOTARY SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

Karen Johnson Davidson County
Batch# 1181453 DEEDWARR
09/13/2024 03:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20240913-0070957

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:
GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Joseph Howard Baker and Mark Olsen Baker 914a North 6th Street Nashville, TN 37207	Legacy Home Loans, LLC dba Steadfast Mortgage 408 Highway 76 White House, TN 37188	071-15-0-368.00

WARRANTY DEED

FOR AND IN 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, **GRAHAM T. NICHOLS, A MARRIED MAN,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **JOSEPH HOWARD BAKER AND MARK OLSEN BAKER, A MARRIED COUPLE,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A 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. 130 on the Plan of Benedict Land Companys Subdivision of the Lindsley Tract of record in Plat Book 332, Page 40, 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 SN Developments, LLC, a Tennessee Limited Liability Company by Warranty Deed from Suzanne K. Knutson, unmarried of record in Instrument No. 20170802-0078327 Register's Office for Davidson County, Tennessee, dated July 28, 2017 and recorded on August 02, 2017.

Being the same property conveyed to Graham T. Nichols by Quit Claim Deed from SN Developments, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20221121-0123172 Register's Office for Davidson County, Tennessee, dated November 04, 2022 and recorded on November 21, 2022.

The said Graham T. Nichols hereby makes oath that the above described property has never been the domicile of Graham T. Nichols.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **1211 STOCKELL STREET** **NASHVILLE, TN 37207**

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. 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.

LTSR Number:

GTE File: 2024077198

WITNESS, this 11th day of September, 2024

Graham T. Nichols

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 11th day of September, 2024, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Graham T. Nichols** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 11th day of September, 2024.

Notary Public

Commission Expires: _____

KELLEY LYN DAVISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2025

LTSR Number:

GTE File: 2024077198

True Copy Certification

I, **Tonya Cherry,** 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 this the 11 day of September, 2024.

Affiant Signature

Date 9/11/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 11 day of September, 2024.

Notary's Signature
MY COMMISSION EXPIRES:

