Karen Johnson Davidson County
Batch# 1187191 DEEDWARR
09/27/2024 10:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,827.80
20240927-0075022

This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

L&L#4591-260

ADDRESS NEW OWNER:
Vincent Taite
711 Shady Grove Drive
Murfreesboro, TN 37128

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
New Haven Mortgage, Inc.
1272 Dow Street, Suite B
Murfreesboro, TN 37130

Parcel ID:
097-08-0-055.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tennessee Baptist Adult Homes, Inc., a Tennessee non-profit corporation,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Vincent Taite, an unmarried man**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> A certain tract or parcel of land in Davidson Coutny, Tennessee, which is described as follows:
>
> Being Lot No. 260 on the Plan of Lake Park Section 10, as shown by plat of record in Plat Book 4955, Page 65, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.
>
> Being the same property conveyed to Tennessee Baptist Adult Homes, Inc. by deed dated February 19, 2004 from Baptist Homes for Exceptional Persons, Inc., recorded February 20, 2004, and of record in Instrument Number 20040220-0019804, Register's Office for Davidson County, Tennessee.

This is improved property known as 4108 Helena Bay Court, Hermitage, TN 37076. Possession is to be given on September 23, 2024.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and does warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and representatives, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 23rd day of September, 2024.

Tennessee Baptist Adult Homes,
Inc., a Tennessee non-profit corporation

By: _____
Mark W. Anderson, President/Treasurer

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Mark W. Anderson** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **President/Treasurer of Tennessee Baptist Adult Homes, Inc.,** the within named bargainor, a corporation, and that he as such **President/Treasurer**, with the authority so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation as such **President/Treasurer**.

WITNESS my hand and official seal at office this 23rd day of September, 2024.

_____
NOTARY PUBLIC

J. DAVID LEE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 3/2/25

* * * * * *

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual value or consideration, whichever is greater, for this transfer is **$494,000.00**.

_____
AFFIANT

Subscribed and sworn to before me on this 23rd day of September, 2024.

_____
NOTARY PUBLIC

My Commission Expires: 4-15-28

NICHOLE SUTTON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, Nichole Sutton, 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 **9/23/24**.

Date

Nichole Sutton

Affiant Signature

9/26/24

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **26** day of **Sept**, 2024.

Jameka Braden

Notary's Signature

My Commission Expires: **9/21/25**

Date

Notary's Seal (if on paper)

