Karen Johnson Davidson County
Batch# 1196661 DEEDWARR
10/22/2024 03:10:30 PM 5 pgs
Fees: $28.00 Taxes: $3,607.50
20241022-0082169

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38314-08-2024	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $975,000.00. Tracy Clare Baldridge Affiant Subscribed and sworn to before me this 21 day of October, 2024. Notary Public My Commission Expires: KELLY E. COX STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 8, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
William J. Baldridge Tracy Clare Baldridge 4016 Woodmont Boulevard Nashville, TN 37205	New Rez LLC 601 Office Center Dr #100 Ft. Washington PA 19034	Map and Parcel No.: 11608007900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Patsy Ann McCall, as sole devisee under the Last Will and Testament of James Carlton McCall; and Patsy Ann McCall and D. Russell Thomas, as Co-Executors of the Estate of James Carlton McCall under Docket No. 22P981 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division (collectively "Grantors")**, have this day bargained and sold, and do hereby transfer and convey to **William J. Baldridge and Tracy Clare Baldridge, husband and wife ("Grantees")**, their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4016 Woodmont Boulevard, Nashville, Davidson County, Tennessee 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument made effective as of the 21 day of October, 2024.

GRANTORS:

Patsy Ann McCall, as Devisee under the Last Will and Testament of James Carlton McCall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Patsy Ann McCall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of October, 2024.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

Patsy Ann McCall, as Co-Executor of the Estate of James Carlton McCall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Patsy Ann McCall, Co-Executor of the Estate of James Carlton McCall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of October, 2024.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

GRANTORS [Continued]:

D. Russell Thomas, as Co-Executor of the Estate of James Carlton McCall

STATE OF TENNESSEE

COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, D. Russell Thomas, Co-Executor of the Estate of James Carlton McCall, 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, at office, this 11th day of September, 2024.

Notary Public
My Commission Expires: 2/22/25

CLAUDIA E. VAN HOORNE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Amendment 1 to Revised Resubdivision of Lot 122 Kenner Manor Land Co's Second Subdivision of the Kenner Tract of record in Plat Book 6200, Page 938, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 125.11 feet on the northerly margin of Woodmont Blvd. and extends back 195.99 feet on the easterly line to a drainage and utility easement, formerly Clearview Drive, and 13.41 feet on the westerly line to a dead line in the rear, measuring 125.03 feet thereon.

Being the same property conveyed to James C. McCall and spouse Sandra L. Baylis by deed dated April 28, 1994 from G. Timothy Busby and spouse, Laura Bailey Busby of record in Book 9327, Page 213. (This Deed conveys property to husband and wife. James C. McCall and Sandra L. Baylis were never married.) By Quitclaim Deed dated June 3, 2011 of record in Instrument No. 20110629-0049608, Register's Office for Davidson County, Tennessee, Sandra L. Baylis, unmarried, conveyed subject property to James C. McCall, an unmarried person. James C. McCall, being one and the same as James Carlton McCall died on May 1, 2022, leaving a Last Will and Testament filed for Probate in Case No. 22P981, Probate Court for Davidson County, Tennessee, pursuant to which Patsy Ann McCall is the sole devisee. Letters Testamentary were issued to Patsy Ann McCall and D. Russell Thomas as Co-Executors.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2025 and subsequent years, a lien, not yet due and payable, which are assumed in full by Grantees.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.
4. All matters appearing on the Plan of record as Book 6200, Page 938, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, George Mudter, 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 10/21/24 (date of document).

Affiant Signature

10/22/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22 day of October, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

