PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Margaret H. Taylor

Karen Johnson
Batch # 1201163
11/04/2024 01:59:07 PM
Fees: $13.00 Taxes: $2,941.50

Davidson County
DEEDWARR
2 pgs

20241104-0085621

Ivey Title, LLC Ref: (DW) Title No.: 63818
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Ying Ba 9718 Glen Eden Court Brentwood, TN 37027	Guaranteed Rate, Inc. ISAOA/ATIMA 12 Cadillac Drive #180 Brentwood, TN 37027

TAX MAP PARCEL NUMBERS: 11712002900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$795,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert M. Pickens, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ying Ba** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being part of the O.F. Noel Estate, being part of the Tract 2, shown on a survey made by W. A. Blanchard, Surveyor, in February 1947, and being shown on a copy of a survey made by Hal T. Swann, Jr., Surveyor, dated September 26, 1953, as follows: Beginning at an iron pin on the northerly margin of Clifton Lane, being the southeast corner of Lot No. 20 of Hawthorne Subdivision, as of record in Book 1424, page 22, Register's Office for said County, thence with the easterly boundary of said subdivision, north 5 deg. 30' east 102.9 feet to an iron pin in the southerly boundary of Galecrest No. 2, Block "G", as of record in Book 1424, page 19, said Register's Office; thence with said southerly boundary, north 81 deg. 11' east 123.9 feet to an iron pin, being the northwest corner of the property conveyed to Morris Levine, Trustee, by deed from Sam Anderson, et al, of record in Book 2397, page 27, said Register's Office; thence with said Levine's westerly line in a southerly direction 94 feet to an iron pin in the northerly margin of said Lane; thence with the same in a westerly direction 15.4 feet to an iron pin at the beginning of a curve; thence with the same around a curve to the left 122.6 feet to the beginning.

Being the same property conveyed to Robert M. Pickens, by Warranty Deed from Russell Allen Wilkinson, devisee under the Will of Esther P. Barksdale, dated December 23, 2014 and recorded on December 23, 2014 of record in Instrument No. 20141223-0117522, Register's Office for Davidson County, Tennessee.

Subject proeprty is not now, nor has it ever been the marital residence of Grantor, and, as such, is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 26-2-301, or other similar statute.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2025, and subsequent years; No insurance is afforded as to the exact amount of acreage contained herein. A small portion of a gravel driveway encroaches 6 1/2 feet at the southwest corner of subject property according to a survey of T.R. Sanford, dated February 3, 1960 and set forth in Book 3160, page 547, said Register's Office. Easement for sanitary sewers and/or storm drainage to the Metropolitan

Government of Nashville and Davidson County, Tennessee, of record in Book 3932, page 206, said Register's Office.

This is improved property, known as 1208 Clifton Lane, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 12th day of November, 2024.

Robert M. Pickens

Robert M. Pickens

State of Tennessee

County of Davidson

On this 12th day of November, 2024, before me the undersigned authority, personally appeared Robert M. Pickens, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Margaret H. Taylor

Notary

My Commission Expires: _____

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-8-2028

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $795,000.00.

Affiant

Sworn and subscribed before me this 12th day of November, 2024.

Margaret H. Taylor

Notary

My Commission Expires: _____

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-8-2028