WARRANTY DEED

Karen Johnson Davidson County
Batch# 1207606 DEEDWARR
11/21/2024 11:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20241121-0091068

This area for recording stamp

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF Nov., 2024

Notary Public

MY COMMISSION EXPIRES: 4-13-25

(AFFIX SEAL)

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025

MST 2024-1192

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Monica Lynne Baker and John F. Baker and Gloria M. Baker	Interlinc Mortgage Services, LLC	056-00-0-135.00
(NAME)	(NAME)	
5149 Old Hickory Boulevard	5875 N Sam Houston Pkwy West, Suite 300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Houston, TX 77086	
(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, WE, **Nicholas W. Fischer, single man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Monica Lynne Baker, an unmarried woman and John F. Baker and Gloria M. Baker, husband and wife,** 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:

A tract of land in Davidson County, Tennessee, described according to a copy of a survey by D. E. Boner, Surveyor, December 11, 1945, as follows:

Beginning at an iron pin in the center line of Old Hickory Boulevard, at Zigler's Northeast corner; thence along the center of said Boulevard, North 22 degrees 06 minutes East 300 feet to a point in J. Frank Baker's line; thence along Baker's South line, North 63 degrees 45 minutes West 726 feet; thence South 22 degrees 06 minutes West 300 feet to Zigler's North line; thence with Zigler's line, South 63 degrees 45 minutes East 726 feet to the beginning, containing 5 acres, more or less.

Being the same property conveyed to Nicholas W. Fischer, single man by Warranty Deed from John Franklin Baker, Jr., Trustee of The John Baker, Jr. Revocable Trust under Agreement dated February 17, 2014 and Gloria Ann Marakis Baker, Trustee of The Gloria Ann Marakis Baker Revocable Trust under Agreement dated February 17, 2014. of record in Instrument No. 20160630-0066802 Register's Office for Davidson County, Tennessee, dated June 24, 2016 and recorded on June 30, 2016.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as 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 records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2024, a lien not yet due and payable. The Land has been classified as Greenbelt for assessment, levy and collection purposes and may be subjected to substantial rollback taxes as defined in Tennessee Code Annotated, Section 67-5-1001. See Application for Greenbelt Assessment in Instrument No. 20141215-0114551, Instrument No. 20160321-0026774 and Instrument No. 20160321-0026775, said Register's Office. Any taxes or assessments not posted on the records of the taxing authority(ies) of which the Land described in Schedule A hereof is subject, including but not limited to: Supplemental, Revised, and/or Corrected Assessments pursuant to T.C.A. Section 67-5-509 and section 67-5-603 et seq. dealing with any improvements completed after January 1and before September 1 of any year or Back Assessments pursuant to T.C.A. Section 67-1-1001 et. seq.; or taxes based on a change in the classification of the Insured Land (Roll Back Taxes) pursuant to T.C.A. Section 67-5-1001 et seq. Subject to the flow of any creeks, streams, or branches across subject property. No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, of highways. Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.

This property, known as 5149 Old Hickory Boulevard, Nashville, TN 37218
(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/our hand(s) this 8 DAY OF Nov., 2024.

Nicholas W. Fischer

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Nicholas W. Fischer, 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 at office, this 8 day of November, 2024.

Notary Public

My commission expires: 4-13-25

(SEAL)

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025

True Copy Certification

I, Yvette Meldrum, 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 November 8, 2024.

Signature
November 8, 2024
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this November 8, 2024

Notary's Signature

My Commission Expires: 4-13-25

