Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 241049145

Karen Johnson Davidson County
Batch # 1217186 DEEDWARR
12/17/2024 11:18:16 AM 2 pgs
Fees: $13.00 Taxes: $2,034.24
20241217-0097838

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $549,793.57.

Affiant

Subscribed and sworn to before me, this 13th day of December, 2024.

Notary Public
My Commission Expires:

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lipscomb University One University Park Dr Nashville, TN 37204	New Owner	Tax Parcel ID No. 117-16-0-235.00

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, **Daniel Baccus and Patsy T. Baccus, as tenants in common** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lipscomb University**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 34- A, as shown on the map entitled Zone Lot Division Lot 33 & 34 S.F. & C.D. Morrow's Subdivision, of record in Plat 6900, page 320, amending Plat Book 332, page 86, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to DANIEL BACCUS AND PATSY T. BACCUS, HUSBAND AND WIFE, by deed from RITA MAE SMITH, of record in Instrument No. 20160617-0061927 , dated June 15, 2016 , said Register's Office.

DANIEL BACCUS AND PATSY T. BACCUS, HUSBAND AND WIFE, conveyed to DANIEL BACCUS AND PATSY T. BACCUS, AS TENANTS IN COMMON, by quitclaim deed of record in Instrument No. 20160622-0063589, dated June 21, 2016, said Register's Office.

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 record.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 117-16-0-235.00.

Matters shown on the Plan of record in Plat Book 6900, page 320 and Plat Book 332, page 86, said Register's Office.

This is improved property located at 1131 Morrow Avenue Nashville TN 37204

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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, Grantor has executed this instrument on this 13th day of December, 2024.

Daniel Baccus

Patsy T. Baccus

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 13th day of December, 2024.

Notary Public

My Commission Expires: _____

