Karen Johnson Davidson County
Batch# 1237649 DEEDWARR
02/14/2025 09:19:30 AM 3 pgs
Fees: $18.00 Taxes: $2,053.50
20250214-0011225

WARRANTY DEED

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

File No. AP-25-8801

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $555,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of February, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ALLISYN G PINKSTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-24-2025

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen Maury Baker	**New Owner**	
(NAME)	(NAME)	
4024 Magnolia Farms Drive		086-13-0A-051.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37076		
(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, I/we, **Autumn Elysse Watkins, an unmarried woman and Keeley Arianne Watkins, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stephen Maury Baker, an unmarried man**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of Corrected Final Subdivision Plat Magnolia Farms Phase 1, Section 1, of record in Plat at Instrument No. Plat Map 20181115-0112560 and Corrected in Instrument No. 20181001-0097309, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Autumn Elysse Watkins, an unmarried woman Keeley Arianne Watkins, an unmarried woman, as joint tenants with right of survivorship by Warranty Deed from Donald E. Barrett and Nanette Coleman Barrett, Trustees of the Donald E Barrett Trust dated January 5, 2000, as amended and restated on June 26, 2012 of record in Instrument No. 20220517-0056499 Register's Office for Davidson County, Tennessee, dated May 6, 2022 and recorded on May 17, 2022.

This is property more commonly known as 4024 Magnolia Farms Drive, Nashville, TN 37076.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 this 10th day of February, 2025.

Autumn Elysse Watkins

Keeley Arianne Watkins

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

By means of physical presence, ☑
On this 10th day of February, 2025, before me personally appeared Autumn Elysse Watkins and Keeley Arianne Watkins, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed. Produced as identification: FL driver licenses, ☑

Witness my hand, at office, this 10th day of February, 2025.

Notary Signature : Lundria Y. Blair
My commission expires: 07/19/2028

LUNDRIA Y. BLAIR
NOTARY PUBLIC
MY COMMISSION
EXPIRES 7-19-2028
STATE OF FLORIDA
COMMISSION NUMBER HH 537447

Certificate of Authenticity

I, Allisyn G. Pinkston, 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 **February 10, 2025**.

Date

Allisyn G. Pinkston

Affiant Signature

2/13/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **13** day of **February**, 20**25**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025