THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 1239688 DEEDWARR
02/21/2025 02:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,539.20
20250221-0013143

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Nicholas S. Kerhoulas and Sara Kerhoulas 693 Brewer Drive Nashville, TN 37211	FirstBank 722 Columbia Avenue Franklin, TN 37064	147-14-0-001

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **James Bakke, a married man**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Nicholas S. Kerhoulas and Sara Kerhoulas, husband and wife** , hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 101 on the Plan of Candlestick Farms, Section One of record in Plat Book 3300, Page 56, 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 W.R. Jordan by Warranty Deed from David W. Vaughn and wife, Terry D. Vaughn of record in Instrument No. 20050713-0081023 Register's Office for Davidson County, Tennessee, dated July 12, 2005, and recorded on July 13, 2005, The said W.R. Jordan a/k/a William Robert Jordan subsequently died testate on October 17, 2022, and his Last Will & Testament has been admitted for probate in Case No. 22PR-12712, in the Chancery Court for Williamson County, Tennessee. Pursuant to the terms of said Last Will & Testament, W.R. Jordan directed that any real estate owned at the time of his death be administered as part of his probate estate, subject to the control of his Executor, Pat Waggoner; further being the same property conveyed to Music City Holding, LLC, a Texas limited liability company, by Warranty Deed from the Estate of William Robert Jordan, a/k/a W. R. Jordan, of record in Instrument No. 20250203-0007825, date January 30, 2025 and recorded February 3, 2025, Register's Office for Davidson County, Tennessee; further being the same property conveyed to James Bakke, a married man, by Special/Limited Warranty Deed from Music City Holdings, LLC, a Texas limited liability company, of record in Instrument No. 20250204-0008402, dated January 30, 2025 and recorded February 4, 2025, Register's Office for Davidson County, Tennessee.

This is property commonly known as 693 Brewer Drive, Nashville, TN 37211*
*Note that a street address is not and is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 hand, this 21ST **day of February, 2025**:

James Bakke

James Bakke

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James Bakke,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said bargainor executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 21 day of **February, 2025:**

Notary Public

My Commission Expires: _____

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES MAY 9TH, 2026

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$416,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 21 DAY OF **February, 2025:**

Notary Public

My Commission Expires: _____

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES MAY 9TH, 2026

Certificate of Authenticity
for Electronically Filed Document

I, Amy Fredrickson, 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 2/21/2025 (date of document).

Date: 2/21/2025

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 21st day of February, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JUNE 14, 2028