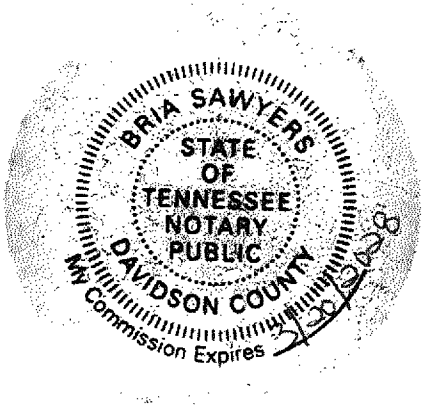
This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-23953-DJ

Karen Johnson Davidson County
Batch# 1242551 DEEDWARR
03/03/2025 01:40:30 PM 3 pgs
Fees: $18.00 Taxes: $462.50
20250303-0015681



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $125,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of February, 2025.

Notary Public
My Commission Expires: 3/20/2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Utopia Homes LLC 5149 West Oak Highland Drive Nashville, TN 37013	New Owner	049-00-0-257

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Nicholas Baker**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Utopia Homes LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantee(s), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 12th, formerly the 21st, Civil District of Davidson County, Tennessee being Lot No. 9 on the Plan of Subdivision of Part of B.F. Sanders Land, not of record, described according to a survey made by W.E. Omohundro, Surveyor, October 28, 1939, as follows:

BEGINNING in the center of Ewing Road (now known as Knight Road), at a point 400 feet south of B.F. Sanders original N.W. corner, said point being the corner of Lot Nos. 8 and 9; thence with the line between said two lots, South 87° 30' East 170 feet; thence South 4° 45' West 50 feet to the corner of Lot Nos. 9 and 10; thence with the line between the said two lots, North 87° 30' West 170 feet to the center of Ewing Road (now known as Knight Road); thence with the center of said road, North 4° 45' East 50 feet to the point of beginning.

Being the same property conveyed to Nicholas Baker by Warranty Deed from GRE, LLC, dated June 11, 2020, recorded June 18, 2020, of record in Instrument No. 20200618-0063882, Register's Office for Davidson County, Tennessee.

**NOTE: With this conveyance, legal description is being corrected as to lot number and metes & bounds calls due to Scrivener's Errors in previous deeds. (See original source deed in Book 1852, page 142, R.O.D.C.TN)

This property is not a primary residence of the Grantor and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute

This is ☐ improved or ☒ unimproved property located at: **3435 Knight Drive, Whites Creek, TN 37189**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4)

all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) 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 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. Whenever used, the singular number 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 28th day of February, 2025.

GRANTOR:

Nicholas Baker

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Rutherford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Nicholas Baker, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of February, 2025.

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Notary Public
My Commission expires: 5-9-26

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 2/28/25 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 2/28/25

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28 **day of** February, 2025.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

