Karen Johnson Davidson County
Batch# 1252519 DEEDWARR
03/27/2025 10:26:30 AM 3 pgs
Fees: $18.00 Taxes: $2,950.75
20250327-0022934

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $797,500.00.

Affiant

Subscribed and sworn before me this the 21st day of March, 2025.

Carmen Coats
Notary Public
My commission expires: 3/8/26

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Henry Baldock and Jennifer Baldock 915 Dorset Drive Brentwood, TN 37027	New Owners	091-07-0 501.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KELSEY ELIZABETH DEFREECE**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **HENRY BALDOCK AND JENNIFER BALDOCK HUSBAND AND WIFE**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 913 of Block 136 on the Map of West Nashville, Plan No. 1, as of record in Plat Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Kelsey Elizabeth DeFreece, by deed dated 09/29/2021, from Cameron Maxwell Loundahl Lampe, of record in Instrument No. 20211109-0149259, Register's Office for said County.

Also being the same property conveyed to Cameron M. Lampe and Kelsey E. Lampe, husband and wife, by deed dated 11/20/2020, from L&S Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20201130-0139111, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS ISIMPROVED PROPERTY KNOWN AS 5008 A Michigan Ave, Nashville, TN 37209.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 10th day of March, 2025.

Kelsey Elizabeth Defreece

STATE OF TENNESSEE
COUNTY OF Williamson

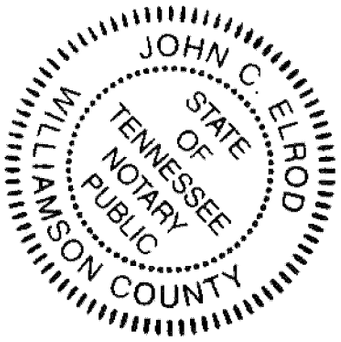
Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kelsey Elizabeth Defreece, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of March, 2025.

My commission expires:

7/17/28

Notary Public



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 March 10. 2025.

Affiant Signature

27th day of March, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of March, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028