Karen Johnson Davidson County
Batch# 1259926 DEEDWARR
04/14/2025 03:43:30 PM 3 pgs
Fees: $18.00 Taxes: $2,506.75
20250414-0028303

WARRANTY DEED

SARAH HAZLEWOOD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2026

File No. SG-25-8667

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $677,500.00

Kristin Booth
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of March, 2025

Sarah Hazlewood
Notary Public

MY COMMISSION EXPIRES: 9-7-26
(AFFIX SEAL)

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
Justin Sloat and Molly Sloat	Mortgage Investors Group	
(NAME)	(NAME)	
6104 Frontier Court	8320 E. Walker Springs Ln Suite 200	172-06-0-027.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Knoxville, TN 37923	
(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, **Henry Judson Baldock, Heir-at-Law of The Estate of Otis Wayne Baldock**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Justin Sloat and Molly Sloat, Husband and Wife**, 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. 53 on the Plan of The Highlands, Section 3, as of record in Plat Book 5050, Page 14, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Wayne Baldock and wife, Brenda H. Baldock by Warranty Deed from Medlin Building Industries, Inc of record in Book 5189, page 815, Register's Office for Davidson County, Tennessee, dated August 23, 1977 and recorded on August 30, 1977 and Affidavit of Heirship record in Instrument No 20240827-0065878 and recorded on August 27, 2024.

Brenda H. Baldock died on February 9, 2024, thereby vesting ownership into Wayne Baldock a/k/a Otis Wayne Baldock as surviving tenant by the entirety. The said Otis Wayne Baldock subsequently died intestate on or about April 6, 2024, leaving Henry Judson Baldock as his sole heir-at-law (As Evidenced by Affidavit of Heirship, recorded simultaneously herewithin in Instrument No. 20250414002830 2 , in Davidson County Register's Office). The Estate of Otis Wayne Baldock, having been administered in The Seventh Circuit Court For The Twentieth Judicial District State of Tennessee/ Metropolitan Nashville-Davidson County (Probate Division), Case NO. 24P1418.

Otis Wayne Baldock is also known as Wayne Baldock.
Brenda H. Baldock is also known as Brenda Sue Howell Baldock.

This is property more commonly known as 6104 Frontier Court, Nashville, TN 37211.

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 17th day of February 2025.

The Estate of Otis Wayne Baldock

By: _____

Henry Judson Baldock, Heir-at-Law

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Henry Judson Baldock, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Heir-at-Law of the Estate of Otis Wayne Baldock, the within named bargainor, and that he as such Heir-at-Law executed the foregoing instrument for the purposes therein contained.

Witness my hand this 17th day of February, 2025.

_____
NOTARY PUBLIC

My commission expires: 09/14/2027

LISA GORMAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/14/2027
WILLIAMSON COUNTY

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 28. 2025.

Affiant Signature

14th day of April, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14th day of April, 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