WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

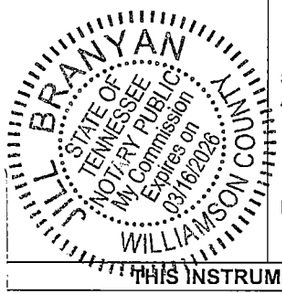
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF APRIL, 2025.

Notary Public

MY COMMISSION EXPIRES: 03-16-26
(AFFIX SEAL)



Karen Johnson
Batch # 1265972
04/30/2025 11:16:03 AM
Fees: $13.00 Taxes: $5,550.00

Davidson County
DEEDWARR
2 pgs

20250430-0033322

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Gary C. Baker	**NEW OWNER**	
(NAME)	(NAME)	**072-05-0-125.00**
PO Box 60824		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEVEN D. SCHEIBE AND ROBERT W. BURNS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GARY C. BAKER, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 1 on the map showing the resubdivision of Lot. No. 41, on the plan of Dr. E. T. Brown's Subdivision of the J. B. King Land of record in Plat Book 332, Page 69, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the South margin of Trinity Lane 309.6 feet East of the East right of way line of L & N railroad; thence Southerly 321.8 feet to a point; thence South 70 degrees 05 minutes East 77.4 feet to a point; thence Northerly 345 feet to the South margin of Trinity Lane; thence with the margin of the same Westerly 75 feet to the beginning.

Being the same property conveyed to Steven D. Scheibe and Robert W. Burns by Warranty Deed from Joshua Simon, unmarried of record in Instrument No. 20150814-0081772 Register's Office for Davidson County, Tennessee, dated August 13, 2015 and recorded on August 14, 2015. and Corrected by Scrivener's Affidavit of record in Instrument No. 20160428-0041669 on April 28, 2015.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years.
- All matters shown on the Plan of record in Plat Book 332, Page 69, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 1224, Page 583, Book 1510, Page 125 and Book 1510, Page 157, in the Register's Office for Davidson County, Tennessee.
- Sewer Easement of record in Book 4236, Page 813, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1014 E Trinity Lane, Nashville, Tennessee 37216**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 25th DAY OF APRIL, 2025.

Steven D. Scheibe

Robert W. Burns

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEVEN D. SCHEIBE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of April, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

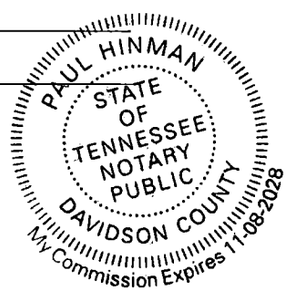


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT W. BURNS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of April, 2025.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
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2012 21st Avenue South
Nashville, TN 37212