Karen Johnson Davidson County
Batch # 1269952 DEEDWARR
05/07/2025 02:22:02 PM 2 pgs
Fees: $13.00 Taxes: $3,996.00
20250507-0035848

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 64045
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Lisa Ann Neal 129 Lincoln Court Nashville, TN 37205	New Owner

TAX MAP PARCEL NUMBERS: 13001007000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,080,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William Colbert Baker and Claire Sullivan Banker as Co-Trustees of theBaker Family Revocable Trust dated April 25, 2023**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Lisa Ann Neal, an unmarried woman,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lots No. 12 and 13 of Block 3 on the Plan of The Courts of Belle Meade of record in Book 547, page 141, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Claire S. Hagler and William C. Baker, tenants in common with right of survivorship, b Warranty Deed from Thomas E. Jensen, Jr. and Tracy S. Jensen, husband and wife, dated January 31, 2020 and recorded on February 3, 2020, of record in Inst. No. 20200203-0012316, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated April 16, 2021, recorded April 29, 2021, of record in Inst. No. 20210429-0055781, said Register's Office, subject proeprty was conveyed to Claire Sullivan Baker and William C. Baker, a married couple. Subject property was further conveyed to William Colbert Baker and Claire Sullivan Baker, Co-Trustees of the Baker Family Revocable Trust, dated April 25, 2023, by Quitclaim Deed dated April 25, 2023 and recorded May 1, 2023, of record in Inst. No. 20230501-0032139, said Register's Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2025, and subsequent years; All Matters shown on the Plan, of record in Book 547, page 141, said Register's Office.

This is improved property, known as 129 Lincoln Court, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 6th day of May, 2025.

Baker Family Revocable Trust dated April 25, 2023

By: William Colbert Baker
William Colbert Baker, Co-Trustee

By: Claire Sullivan Baker
Claire Sullivan Baker, Co-Trustee

State of Tennessee

County of Davidson

On this 6th day of May, 2025, before me the undersigned authority, personally appeared Baker Family Revocable Trust dated April 25, 2023, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

My Commission Expires:

Notary

State of Tennessee

County of

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,080,000.00.

Affiant

Sworn and subscribed before me this 6th day of May, 2025.

DEBRA LEIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

My Commission Expires:

Notary