RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

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*

Karen Johnson
Batch # 1270400
05/08/2025 09 52 14 AM
Fees $13 00 Taxes $5 087 50

Davidson County
DEEDWARR
2 pgs

20250508-0036016

Ivey Title, LLC Ref (MHT) Title No 64022
Dav Co. File Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Samuel C Baker Katherine A Meier 6005 Kenwood Dr Nashville, TN 37215	New Owner

TAX MAP PARCEL NUMBERS: 15804001500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,375,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Brian P. Bolin and Mary Cady Bolin, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Samuel C. Baker and Katherine A. Meier, husband and wife** 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 Lot No 505 on the Plan of Hillsboro Park, Section IX of record in Book 2663, Page 97 Register's Office for said County, to which plan reference is hereby made for a more complete description

Being the same property conveyed to Brian P. Bolin and Mary Cady Bolin, husband and wife, by warranty deed from Robert Eric Jones and Sheila Patricia McMorrow, husband and wife, dated September 13, 2016, and recorded on September 19, 2016, of record in Instrument No. 20160919-0098153 Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to Taxes for 2025, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2663, page 97, said Register's Office, which Plan shows minimum building setback lines and easements to which plan reference is hereby made for a more complete description Easement for TVA Transmission Line access, said lot of record in Book 2276, Page 402, said Register's Office. Grant of Easement Transmission to Piedmont Natural Gas Company, Inc. of record in Inst. No 20130301-0020793, said Register's Office Easement for water mains, of record in Book 872, Page 505, said Register's Office

This is improved property, known as 6005 Kenwood Drive, Nashville, TN 37215

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 7th day of May, 2025.

Brian P. Bolin

Mary Cady Bolin

State of Tennessee

County of Davidson

On this 7th day of May, 2025, before me the undersigned authority, personally appeared Brian P. Bolin and Mary Cady Bolin, 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

My Commission Expires:

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-8-2028

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is. $1,375,000 00

Affiant

Sworn and subscribed before me this 7th day of May, 2025.

Notary

My Commission Expires:

ELIZABETH ANNE MINGUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 07, 2026