Prepared by:
Centennial Title Company, Inc
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #25-1100

Karen Johnson
Batch # 1279360
05/29/2025 02 55 04 PM
Fees $13 00 Taxes $2,368 00

Davidson County
DEEDWARR
2 pgs

20250529-0042230

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Catherine Dambrino and Robert Dambrino, wife and husband,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Lane Jordan Baker and Virginia S. Baker, 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. 46 on the Plan of Brookside Courts Addition No. 3 of record in Plat Book 1835, Page 107, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Catherine Dambrino and Robert Dambrino, wife and husband by Warranty Deed from Kyle Ray McCullar and Sarah Olson McCullar, husband and wife of record in Instrument No. 20180608-0055288 Register's Office for Davidson County, Tennessee, dated June 06, 2018 and recorded on June 08, 2018.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 5601 Stoneway Trail, 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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.

NEW OWNER:
Lane Jordan Baker
5601 Stoneway Trail
Nashville, TN 37209

RESPONSIBLE FOR TAX PAYMENT
Old National Bank
One Main Street
Evansville, IN 47708

TAX MAP-PARCEL #:
103-06-0-208.00

WITNESS THE EXECUTION HEREOF this 28th day of May, 2025.

Catherine Dambrino

Catherine Dambrino

Robert Dambrino

State of Tennessee)
County of Davidson)

On this 28th day of May, 2025, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Catherine Dambrino and Robert Dambrino, the bargainor(s), 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.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 640,000.00.**

Affiant

Sworn and subscribed before me on this the 28th day of May, 2025.

Notary Public

My Commission Expires: _____

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