WARRANTY DEED

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $699,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF June, 2025.

Notary Public
MY COMMISSION EXPIRES: _____

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

Karen Johnson Davidson County
Batch# 1282082 DEEDWARR
06/06/2025 01:48:30 PM 3 pgs
Fees: $18.00 Taxes: $2,586.30
20250606-0044758

File #25-TC-0204-C

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Karen Baker	**Nationstar Mortgage LLC, dba Mr. Cooper**	
(NAME)	(NAME)	
204 Forrest Valley Circle	**PO Box 7729**	**114 14 0 011.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Springfield, OH 45501-7729**	
(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,

LAWRENCE J. LEAKE, SR. AND BRENDA F. LEAKE, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

KAREN BAKER, AN UNMARRIED WOMAN,

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. 45 on the Plan of THOUSAND OAKS ESTATES as of record in Plat Book 3700, Pages 82 and 83, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Said Lot No. 45 fronts 114.45 feet on the Northerly side of Forrest Valley Circle and runs back 258.52 feet on the Easterly line and 334.11 on the Westerly line to a broken line in the rear on which it measures 208.32 feet.

Being the same property conveyed to Lawrence J. Leake, Sr. and wife, Brenda F. Leake, by Warranty Deed from Thomas L. Shacklett and wife Anne B. Shacklett, of record in Book 10403, Page 864, in the Register's Office of Davidson County, Tennessee, dated March 31, 1997 and recorded on April 03, 1997.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THOUSAND OAKS ESTATES, as recorded in Plat Book 3700, Page(s) 82-83.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4056, Page 371, as amended in Book 4072, Page 318.
* No coverage is provided as to the amount of acreage or square footage of the land.
* Copies of the supporting documents have been hyperlinked for your convenience: SP-Abstract
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **204 Forrest Valley Circle, 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(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 5th day of June, 2025.

Lawrence J. Leake, Sr.

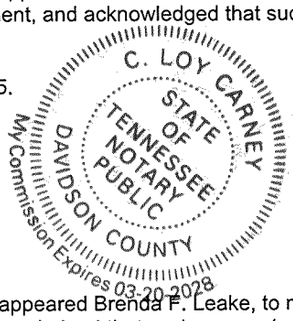
Brenda F. Leake

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of June, 2025, before me personally appeared Lawrence J. Leake, Sr., to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5th day of June, 2025.

Notary Signature
My commission expires:

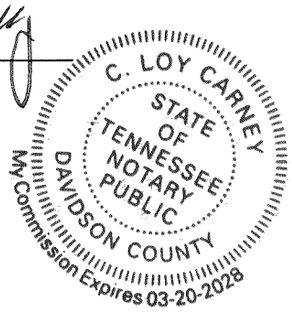


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of June, 2025, before me personally appeared Brenda F. Leake, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5th day of June, 2025.

Notary Signature
My commission expires:



True Copy Certification

I, **Denise Woods,** 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 this the 5 day of June, 2025.

Denise Woods
Affiant Signature
Date 6-5-25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 5 day of June, 2025.

C. Loy Carney
Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028