Karen Johnson Davidson County
Batch # 1283566 DEEDWARR
06/09/2025 02:33:34 PM 3 pgs
Fees: $18.00 Taxes: $12,950.00
20250609-0045250

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>Wesley D. Turner<br>**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**<br>150 THIRD AVENUE SOUTH<br>SUITE 1700<br>NASHVILLE, TN 37201<br>(615) 244-4994 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is $3,500,000.00.<br><br>**Affiant**<br><br>Subscribed and sworn to before me, this 6th day of June, 2025.<br><br>Notary Public<br><br>My Commission Expires: |

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

| Address New Owner As Follows: | Send Tax Bills To: | Map-Parcel Number: |
|---|---|---|
| Mary Van Meter Baker and<br>Courtney Enright Baker<br>812 S. Wilson Blvd.<br>Nashville, TN 37215 | New Owner | 116-04-0-184.00 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, HR PROPERTIES OF TENNESSEE, A TENNESSEE GENERAL PARTNERSHIP hereinafter called the Grantor, has bargained and sold, and by these

presents does transfer and convey unto MARY VAN METER BAKER AND COURTNEY ENRIGHT BAKER, WIFE AND HUSBAND, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being the northerly 60 feet of Lot No. 6 and southerly 25 feet of Lot No. 5 of Block K, as shown on the map entitled Plan of W. M. Cantrell's Subdivision, of record in Plat Book 332, page 85, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.
>
> Said parts of Lots 5 and 6 front together 85 feet on the easterly margin of Wilson Avenue, and extends back 221 feet, 3 inches between parallel lines to an alley.
>
> Being the same property conveyed to HR Properties of Tennessee, a Tennessee general partnership, by deed from Paschall Properties, a Tennessee general partnership, of record in Instrument No. 20211202-0160141, dated November 30, 2021, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2025 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 332, page 85, said Register's Office.

This is improved property known as 812 South Wilson Boulevard, 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 Grantees, their heirs and assigns, forever; and Grantor covenants with the said Grantees that Grantor is are lawfully seized 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; and further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

*{Signature Page to Follow}*

**WITNESS** my hand this 6th day of June, 2025.

**HR PROPERTIES OF TENNESSEE,**
a Tennessee general partnership

By: _____
Galen Scott Haley, Managing Partner

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GALEN SCOTT HALEY**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **MANAGING PARTNER**, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

**WITNESS** my hand, at office, this 6th day of June, 2025.

_____
Notary Public

My Commission Expires: _____

