THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250551053**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $800,000.00. Affiant Subscribed and sworn to before me, this 11th day of June, 2025. Notary Public My Commission Expires: 10-25-26

Karen Johnson Davidson County
Batch# 1284850 DEEDWARR
06/16/2025 01:54:30 PM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20250616-0046971

MEGAN CRAWFORD STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires 10-25-2026

WARRANTY DEED

Address New Owner: Richard E. Presley 3600 General Bate Drive Nashville TN 37204	Send Tax Bills To: Fifth Third Bank PO Box 630170 Cincinnati, OH 45263	Tax Information: Tax Parcel ID No. 118 13 0 162.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Dawn C. Baker and Jeffrey S. Baker, wife and husband,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Richard Presley AKA Richard E. Presley, a married man** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of WOODMONT BOULEVARD SECTION OF MARENGO PARK of record in Plat Book 1130, Page 2, 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 Dawn C. Baker and Jeffrey S. Baker, wife and husband, by Warranty Deed from David Wedemeyer and Virginia T. Wedemeyer, husband and wife, of record in Instrument No. 20161006-0106035, in the Register's Office of Davidson County, Tennessee, dated October 03, 2016, and recorded on October 06, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.

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 WOODMONT BOULEVARD SECTION OF MARENGO PARK, as recorded in Plat Book 1130, Page(s) 2.

Easement for the flow of the waters of West Fork Browns Creek, and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the waters of the West Fork Browns Creek, free from diminution or pollution.

This is improved property located at 3600 General Bate Drive Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of June, 2025.

Jeffrey S. Baker

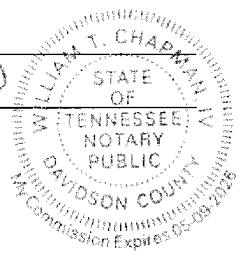
Dawn C. Baker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeffrey S. Baker and Dawn C. Baker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of June, 2025.

Notary Public
My Commission Expires:



True Copy Certification

I, Yvette Meldrum, 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 June 11, 2025

Signature
June 11, 2025
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this June 11, 2025

Notary's Signature

My Commission Expires: 8.12.28

