Karen Johnson Davidson County
Batch# 1299821 DEEDWARR
07/18/2025 02:00:30 PM 3 pgs
Fees: $18.00 Taxes: $2,016.50
20250718-0056875

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $545,000.00.

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JULY, 2025.

_____
Notary Public

MY COMMISSION EXPIRES: 2.13.26
(AFFIX SEAL)

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 25-0244

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Tyler Baldridge and Rachel Baldridge	Regions Bank d/b/a Regions Mortgage	Map: 064-02-0-021.00
(NAME) 303 Rising Sun Ln.	(NAME) 2050 Parkway Office Circle	
(ADDRESS) Old Hickory, TN 37138-2148	(ADDRESS) Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FIVE HUNDRED FORTY-FIVE THOUSAND AND NO/100 DOLLARS ($545,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CARLA FLATT MCCAULEY AND RITA FLATT WILLIAMS, DEVISEES UNDER THE WILL OF CARNES D. FLATT,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

TYLER BALDRIDGE AND RACHEL BALDRIDGE, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A 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. 117, on the Plan of Brandywine Farms, Section 6, as of record in Book 4350, Page 99, Register's Office for said County.

Said Lot No. 117 fronts 150.0 feet on the northerly margin of Rising Sun Lane and extends back 254.2 feet on the westerly line and 210 feet on the easterly line to a broken line in the rear measuring 229.3 feet.

Being the same property conveyed to Carnes D. Flatt and Peggy P. Flatt, husband and wife, by deed from Felix E. Knight and Helen H. Knight, husband and wife, of record in Book 9575, Page 418, dated January 19, 1995, Register's Office for said County. The said Peggy P. Flatt died April 10, 2017, and title vested in Carnes D. Flatt, as surviving tenant by the entirety. The said Carnes D. Flatt died testate on March 5, 2025, and the Will was admitted to Probate as Probate No. 25P1087 of record in Probate Court of Davidson County, Tennessee. The Grantors herein execute this document as Devisees Under the Will of Carnes D. Flatt.

This conveyance is made subject to: (1) 2025 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 4350, Page 99, said Register's Office; (3) Deed of Easement and Maintenance Agreement for Sewage Pumps, Service Lines, Ingress and Egress and Appurtenances of record in Instrument No. 20100609-0044872, in the Register's Office for Davidson County, Tennessee; (4) Easement to Cumberland Water Company of record in Book 3963, Page 235, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 303 Rising Sun Ln., Old Hickory, TN 37138-2148
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 18th day of July, 2025.

The Estate of Carnes D. Flatt

BY: Carla Flatt McCauley
Carla Flatt McCauley
Devisee

BY: Rita Flatt Will
Rita Flatt Williams
Devisee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carla Flatt McCauley and Rita Flatt Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 18th day of July, 2025.

My Commission Expires: 3.3.26

Notary Public

TANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certification of Recorded Documents

I, Karen Suggs, 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 July 18, 2025.

(AFFIANT) – Karen Suggs

07/18/2025
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 18th day of July, 2025.

My commission expires: 3.3.26

Notary Public

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON