Name and Address of New Owner:
Benjamin Ferrell and Katie Ferrell
1609 Turner Street
Old Hickory, TN 37138

Send Tax Statements To:
New Owners

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-25060801

Map and Parcel: 053 03 0 398.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joseph Allen Baker, a single man**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Katherine Ferrell and Benjamin Ferrell, wife and husband**, hereinafter called the GRANTEES, their heirs and assigns, 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. 53, on the Revised Plan of Section F, Village of Old Hickory, of record in Book 1424, page 131, Register's Office for said County.

Said Lot No. 53 fronts 85 feet on the easterly margin of Turner Street and extends back 155.3 feet on the northerly line and 155.1 feet on the southerly line to a dead line in the rear, measuring 85 feet thereon.

Being the same property conveyed to Joseph Allen Baker by Warranty Deed filed for record on April 3, 1989 in Deed Book 7807, page 258, of the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following All matters including but not limited to restrictions as set forth in Book 1938, page 112, Book 1874, page 178 and Book 2447, page 151; All matters including but not limited to the flow of Cumberland River as set forth per plat in Book 1424, page 131 and revising Book 1424, page 86; HOA Charter of record in Book 8290, page 865; All matters including but not limited to an easement 2.5 feet wide for sewer, water, electric and or telephone cable including ingress and egress for servicing the same as set forth in Book 3432, page 409; All matters including but not limited to a 21 foot wide easement for private drive and utilities as set forth in Book 1874, page 178, said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 1609 Turner Street, Old Hickory, TN 37138

Karen Johnson Davidson County
Batch# 1303067 DEEDWARR
07/28/2025 03:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20250728-0059545

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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my heirs 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. 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 hand this 24th day of July, 2025.

Joseph Allen Baker

State of Tennessee

County of Rutherford

Personally appeared before me, Joseph Allen Baker with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 24th of July, 2025.

Notary Public
My Commission Expires: 4/19/2028

ANGELA MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $350,000.00.

Affiant Signature

Subscribed and sworn to before me, this 24th day of July, 2025.

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public
My Commission Expires: 11/15/2028

Certificate of Authenticity

I, Joshua A. Terry, 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 7/24/25.

Affiant Signature – Joshua A. Terry

7/28/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/28/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27