This Instrument Prepared By:
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1109 South Garden Street
P.O. Box 1017
Columbia, TN 38402-1017

Karen Johnson Davidson County
Batch# 1303453 DEEDWARR
07/30/2025 07:53:30 AM 4 pgs
Fees: $23.00 Taxes: $5,365.00
20250730-0060011

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **CARLTON D. BAKER AND TERRY MICHAEL SMITH,** FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and, **813 EAST OLD HICKORY BLVD, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys to SECOND PARTY the following described property:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows BEING a certain parcel of land in Davidson County, Tennessee, known as Lots 96 and 97 of an unrecorded plan of a subdivision of Tract 1 and 13 in the Anderson Estates:

More particularly described as follows: BEGINNING at a concrete Highway Monument at the south margin of State Highway 45 and the west margin of McArthur Drive, Thence with the west margin of McArthur Drive, SOUTH 05°28'53" WEST a distance of 155.30' to an iron pin set; Thence with a curve turning to the right with an arc length of 49.02', with a radius of 31.30', with a chord bearing of SOUTH 50°19'05" WEST, with a chord length of 44.16', to a 1" iron pin found on the north margin of E Old Hickory Boulevard; Thence with the north margin of E Old Hickory Boulevard, NORTH 84°13'34" WEST a distance of 150.84' to a railroad spike found; Thence with the east line of Frank and Violette Harris, Living Trust as recorded in Instrument No. 20220427-0048419, NORTH 05°27'06" EAST a distance of 188.69' to a 1" iron pipe found; Thence with the south margin of State Highway 45, SOUTH 83°37'24" EAST a distance of 182.10', which is the point of beginning, having an area of 33,960 square feet, 0.78 acres.

Note: The above property description is based on information gathered during the course of an actual field survey conducted by W.E.S. – ENGINEERS AND SURVEYORS – Job #25549, under the direction of Allen B. O'Leary, Tennessee Registered Land Surveyor Number 1987. All iron pins set are ½" Rebar, with a plastic cap stamped "W.E.S, RLS 1987". All deeds referenced above are of record in the Register's Office of Davidson County, Tennessee. The above property description was prepared under my direction on this the 27TH day of June 2025.

Being the same property conveyed to Carlton D. Baker and Terry Michael Smith, as tenants in common by Deed dated December 7, 2016, recorded December 9, 2016, in Instrument Number 20161209-0129425, in the Official Records of Davidson County, Tennessee.

FIRST PARTY certifies that this property is not currently used by FIRST PARTY or a spouse or dependent of FIRST PARTY as a principal place of residence.

This property is shown on the tax records of Davidson County, Tennessee as Map 043, Parcel 015.00.

Legal description obtained from prior deed.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY, together with all rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS that it is lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered, except for current year's property taxes; Subject to the Covenant, Condition, or Restriction, recorded as Instrument #20000517-0049461 in the official records of the Davidson County Recording Office; and any other matters of record.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to the above described property unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on this 29th day of July, 2025.

Carlton D. Baker

Terry Michael Smith

STATE OF TENNESSEE
COUNTY OF MAURY

On this 29th day of July, 2025, before me personally appeared **CARLTON D. BAKER AND TERRY MICHAEL SMITH,** 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 29th day of July, 2025.

Thomas M. Hutto

Notary Signature

My commission expires: 6/20/29

THOMAS M. HUTTO STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

STATE OF TENNESSEE - MAURY COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$1,450,000.00.**

Affiant

Sworn and subscribed to before me,

29th day of July, 2025.

Thomas M. Hutto

Notary Public

My commission expires: 6/20/29

THOMAS M. HUTTO STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

PERSON OR AGENCY RESPONSIBLE FOR TAXES:	**NAME AND ADDRESS OF PROPERTY OWNERS:**
813 East Old Hickory Blvd. LLC	Same
1985 Ridgecrest Blvd.	
Columbia, TN 38401	

MAURY COUNTY TITLE COMPANY

1109 S Garden Street | Columbia, TN 38401 | 931.388.2822 | maurycountytitle.com

Tennessee Certification of Electronic Document

I, Thomas M. Hutto, 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 7/29/25 (date of document).

Thomas M. Hutto
Affiant Signature

7/29/25
Date

State of Tennessee
County of Maury

Sworn to and subscribed before me this 29 day of July, 2025.

Notary's Signature

My commission expires: 04-

NOTARY'S SEAL

BRITTANY BREWER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY