THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P25-8798-WE

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
5 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 875,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF August, 2025.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

SEZEN YILMAZ
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Karen Johnson
Batch # 1310971
08/15/2025 11:26:06 AM
Fees: $13.00 Taxes: $3,237.50
Davidson County
DEEDWARR
2 pgs
20250815-0065190

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua T. Baxter and Allison C. Baxter		
3406 Elkins Avenue	NEW OWNER	092-13-0-190.00
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Jourdan Holder and John Haley**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joshua T. Baxter and Allison C. Baxter, husband and wife**

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. 5 of Block 16 on the Plan of Charlotte Park Company 2nd Addition of record in Plat Book 57, Pages 160 and 161, 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 Jourdan T. Holder, a single woman, and John Haley, a single man, as Tenants in Common with Rights of Survivorship by Warranty Deed from Amanda J. Mulliniks, formerly known as Amanda J. Fordham, and Christopher Ryan Mulliniks, wife and husband of record in Instrument No. 20201105-0130210 Register's Office for Davidson County, Tennessee, dated November 02, 2020 and recorded on November 05, 2020.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **3406 Elkins Avenue, Nashville, TN 37209**

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 the 13 day of August, 2025.

Jourdan Holder
Jourdan Holder

John Haley
John Haley

STATE OF Oklahoma
COUNTY OF Oklahoma

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jourdan Holder,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 13th day of August, 2025

My Commission expires: 12-15-28

Cindy Campbell
Notary Public

CINDY CAMPBELL NOTARY PUBLIC # 20015091 EXP. 12/15/28 STATE OF OKLAHOMA

STATE OF Oklahoma
COUNTY OF Oklahoma

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John Haley,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 13th day of August, 2025.

My Commission expires: 12-15-28

Cindy Campbell
Notary Public

CINDY CAMPBELL NOTARY PUBLIC # 20015091 EXP. 12/15/28 STATE OF OKLAHOMA