THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 250751530**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $425,000.00 Affiant Subscribed and sworn to before me, this 5th day of August, 2025. Notary Public My Commission Expires: 10-25-26

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

Karen Johnson Davidson County
Batch# 1311138 DEEDWARR
08/18/2025 08:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20250818-0065417

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Olivia Annette Abt	Cross Country Mortgage, LLC	Tax Parcel ID No.
5023 Suter Dr	2160 Superior Ave.	147 06 0 213.00
Nashville TN 37211	Cleveland, OH 44114	

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, **Rodney D. Baker, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Olivia Annette Abt, a single person**, ("Grantees"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, State of Tennessee, More Particularly Described as Follows:

Being Lot No. 252 on the Plan of SECTION FIVE, CALDWELL COUNTRY ESTATES of record in Plat Book 3300 at page 16, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Rodney D. Baker, by Warranty Deed from Andrew M. Poston Joined by His Wife, Carol R. Poston, of record in Book 6590, Page 877, in the Register's Office of Davidson County, Tennessee, dated June 21, 1985 and recorded on June 25, 1985.

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 2025 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION FIVE, CALDWELL COUNTRY ESTATES, as recorded in Plat Book 3300, Page(s) 16.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3279, Page 556.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6479, Page 94.

Title to that portion of the land lying below the ordinary low water mark of Sevenmile Creek.

Easement for the flow of the waters of Sevenmile Creek, and the rights of the public therein.

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

This is improved property located at 5023 Suter Dr Nashville TN 37211

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, Grantors warrant that this instrument is effective as of the 5th day of August, 2025.

Rodney D. Baker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rodney D. 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 4th day of August, 2025.

Nathan L Powers
Notary Public
My Commission Expires: _____

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 25, 2028

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 August 5, 2025

Signature
August 5, 2025
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this August 5, 2025

Notary's Signature

My Commission Expires: 10·25·26

