Karen Johnson
Batch # 1323328
09/17/2025 10:06:50 AM
Fees: $13.00 Taxes: $888.00

Davidson County
DEEDWARR
2 pgs

20250917-0074149

STATE OF Tennessee }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Tracy Perry
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 15 DAY OF September, 2025.

NOTARY PUBLIC
My Commission expires: _____

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

**Prepared by:**
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File No. 25080040

Address of New Owner
**Harold Howell**
5009 Bonnameade Drive
Hermitage, TN 37076

Send Tax Bills To:
Same

Tax Information:
074-16-0-016.00

# Warranty Deed

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 and sufficiency of all of which are hereby acknowledged, **Frederick L. Baker, Jr., unmarried,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Harold Howell,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 468 on the Plan of Hermitage Hills, Section 5, as of record in Book 3300, Pages 1 and 2, Register's Office for Davidson County, Tennessee.

Said Lot No. 468 fronts 89.52 feet on the southerly side of Bonnameade Drive and extends back 162.15 feet on the westerly line and 160 feet on the easterly line to a dead line, measuring 63.40 feet thereon.

Being the same property conveyed to Frederick L. Baker, Jr. and wife, Betty F. Baker, by deed from the Secretary of Housing and Urban Development, of Washington, D.C., dated 05/06/1966 and recorded on 05/17/1966 at Book 4017, Page 497, Register's Office for Davidson County, Tennessee. Bettye Faye Baker, aka Betty F. Baker, having since died on or about 06/08/2019, leaving Frederick L. Baker, Jr., as the surviving tenant by entirety.

This is property generally located:
5009 Bonnameade Drive, Hermitage, TN 37076

**SUBJECT TO THE FOLLOWING:**

1. 2025 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Easement, setbacks and all other matters shown on the Plat of record at Plat Book 3300, Pages 1 and 2, Register's Office for Davidson County, Tennessee.

**To Have and to Hold** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Frederick L. Baker, Jr.,** has caused this instrument to be executed, this the 12 day of Sept, 2025.

**Frederick L. Baker, Jr.**

STATE OF TN
COUNTY OF Wilson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Frederick L. Baker, Jr.,** 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.

This the 12 day of Sept, 2025.

My Commission expires: 7/5/26

NOTARY PUBLIC

BRONER MCCOY LEWIS STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY