Karen Johnson Davidson County
Batch# 1333857 DEEDWARR
10/15/2025 10:19:30 AM 3 pgs
Fees: $18.00 Taxes: $2,183.00
20251015-0082006

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 250952306**	STATE OF TENNESSEE COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $590,000.00. Affiant Subscribed and sworn to before me, this ~~10th~~ 13th day of October, 2025. Notary Public My Commission Expires: 5/5/26

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Stephen Penney and Lydia Penney 8511 Newsom Station Rd Nashville TN 37221	Send Tax Bills To:	Tax Information: Tax Parcel ID No. 127-00-0-120.00-000

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, **Gerald E. Baker and Wendy Lyn Baker, Trustees of The 2015 Wendy and Jerry Baker Revocable Trust, dtd the 31st day of August, 2015** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stephen Penney and Lydia Penney, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of John Cunningham Estates, Section I, of record in Book 4470, page 160, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jerry Baker and Wendy Baker, husband and wife by Warranty Deed from Mark B. Sagers, and joined by his wife, Courtney Marie Sagers of record in Instrument No. 20061207-0151489 Register's Office for Davidson County, Tennessee, dated November 29, 2006 and recorded on December 07, 2006.

Being a portion of the same property conveyed to Gerald E. Baker and Wendy Lyn Baker, Trustees of The 2015 Wendy and Jerry Baker Revocable Trust, dtd. the 31st day August, 2015 by Quitclaim Deed from Gerald E. Baker (a/k/a Jerry) and Wendy Lyn Baker of record in Instrument No. 20150903-0090090 Register's Office for Davidson County, Tennessee, dated August 31, 2015 and recorded on September 03, 2015.

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 for the year 2026, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 4470, Page 160, Register's Office for Davidson County, Tennessee.

Grant Of Easement Distribution In Favor Of Piedmont Natural Gas Company, Inc of record in Instrument Number 20250908-0071648, in the Register's Office for Davidson County, Tennessee.

Agreement For Dedication Of Easement in Favor of The Metropolitan Government of Nashville and Davidson County of record in Instrument Number 20240411-0025874, in the Register's Office for Davidson County, Tennessee.

Grant Of Easement Distribution In Favor Of Piedmont Natural Gas Company, Inc of record in Instrument Number 20250818-0065679, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 8511 Newsom Station Rd Nashville TN 37221

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 have executed this instrument on this 14th day of October, 2025.

Gerald E. Baker and Wendy Lyn Baker, Trustees of The 2015 Wendy and Jerry Baker Revocable Trust, dtd the 31st day of August, 2015.

BY: _____
Gerald E. Baker, Trustee

BY: _____
Wendy Lyn Baker, Trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gerald E. Baker and Wendy Lyn 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 and who further acknowledged that they are the Trustees of The 2015 Wendy and Jerry Baker Revocable Trust, dtd the 31st day of August, 2015, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 14th day of October, 2025.

_____
Notary Public
My Commission Expires: _____

I, Kirsten Virden, 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 10/14/2025 (date of document).

Kirsten Virden

Affiant Signature

Date: 10/14/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14 day of October, 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

