WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $381,600 00.

Affiant

Karen Johnson
Batch # 1336261
10/21/2025 10 27 32 AM
Fees $13 00 Taxes $1,411 92

Davidson County
DEEDWARR
2 pgs

20251021-0083679

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF OCTOBER, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

W-CB-25-2800

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
William Doy Gardner, III	*Same as NEW OWNER*	
(NAME)	(NAME)	
1114 N 7th St		**060-16-0-074 00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GARY C. BAKER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM DOY GARDNER, III, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land located in Davidson County, Tennessee, being part of Lot No 33 on the Plan of Capitol View Subdivision, of record in Book 974, Pages 52 and 53, Register's Office for Davidson County, Tennessee, being more particularly described as follows

Beginning at a point on the southerly margin of Brunswick Drive, the common front corner of Lots 33 and 34, thence with the line between said Lots, southwardly 198 feet to a point, thence westwardly 85 feet to a point, thence northwardly 35 feet to a point, thence westwardly 5 feet to a point in the line between Lots 32 and 33, thence with said line northwardly 163 feet to the southerly margin of Brunswick Drive, thence eastwardly with Brunswick Drive, 90 feet to the beginning Being all of Lot 33, except for a strip 5 feet by 35 feet out of the Southwest corner

Being the same property conveyed to Gary C Baker, married by Warranty Deed from BBS Properties, LLC, a Tennessee Revised limited liability company of record in Instrument No 20221110-0120535 Register's Office for Davidson County, Tennessee, dated November 8, 2022 and recorded on November 10, 2022 The herein described property is not now nor ever has been the principal place of residence of the grantor herein

This conveyance is subject to
- Taxes for the year 2026 and subsequent years
- All matters shown on the Plan of record in Book 974, Page 52 and 53, Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 1108, Page 491, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **2800 Brunswick Dr., Nashville, Tennessee 37207**

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), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 10th DAY OF OCTOBER, 2025

Gary C Baker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GARY C BAKER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 10th of October, 2025

Notary Public
My Commission Expires 7-2-29
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212