WARRANTY DEED

Karen Johnson Davidson County
Batch # 1338794 DEEDWARR
10/27/2025 02:08:02 PM 2 pgs
Fees: $13.00 Taxes: $3,515.00
20251027-0085326

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $950,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF OCTOBER, 2025.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ELIZABETH ANNE MINGUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 07, 2026

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2025-1580

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
James G Baker, IV and Madison Baker	CMG Mortgage Inc.	155-10-0B-027.00-CO
(NAME)	(NAME)	
7217 Natchez Pointe Dr.	3160 Crow Canyon Rd., Suite 400	
(ADDRESS)	(ADDRESS)	
Nashville TN 37221	San Ramon CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Nine Hundred Fifty Thousand And No/100 Dollars ($950,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JEREMY C. STEPHENS, MARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES G BAKER, IV AND MADISON BAKER, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE, 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. 27 on the Final Plat of Natchez Pointe, of record in Instrument No. 20080402-0033047, in the Register's Office for Davidson County, Tennessee, to which is hereby made for a more complete description.

Being the same property conveyed to Jeremy C. Stephens, Single Man by Special Warranty Deed from

Dalamar Homes, LLC of record in Instrument No. 20160922-0099804 Register's Office for Davidson County, Tennessee, dated September 19, 2016 and recorded on September 22, 2016.

Subject to: 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 records.

unimproved ☐
This is improved ☑ property, known as 7217 Natchez Pointe Dr., Nashville, TN 37221
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 24th day of October, 2025.

Jeremy C. Stephens

Marissa Stephens joins this conveyance for the express purpose of relinquishing all right, title, and interest to said property, marital or otherwise.

Marissa Stephens

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 24th day of October, 20 24, before me personally appeared Jeremy C. Stephens and Marissa Stephens, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public
My Commission Expires: 3-23-27

