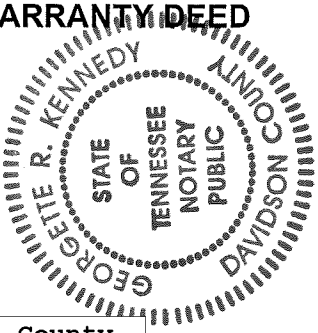
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF NOVEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 11-08-28

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1351908 DEEDWARR
12/01/2025 01:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20251201-0095120

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
Centerview Drive, Suite 360, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mark Baker	Mark Baker	073-01-0-032.00
(NAME)	(NAME)	
742 Hampton Road	742 Hampton Road	
(ADDRESS)	(ADDRESS)	
Burbank, CA 91504	Burbank, CA 91504	
(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 considerations, the receipt of which is hereby acknowledged, I, **Holly G Butler, unmarried,** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Mark Baker and Rosalie Baker, husband and wife,** hereinafter called the GRANTEE(S), their 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 the southerly 50 feet of Lot No. 33, Block "G" on the Plan of Country Club Estates, of record in Book 843, Page 95, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Said part of Lot No. 33 fronts 50 feet on the westerly margin of Olga Avenue and extends back between parallel lines 190 feet to a dead line, together with and subject to a permanent non exclusive easement for ingress and egress purposes as set forth in Book 5363, Page 366, said Register's Office and together with and subject to a Joint Driveway Agreement of record in Book 7070, Page 492, said Register's Office.

Being the same property conveyed to Holly G. Butler by Warranty Deed from Russell L. Clark and spouse, Anne-Marie G. Clark, dated 08/11/2005, of record in Instrument No. 20050812-0095829, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 2105 Olga Avenue, Nashville, TN 37216
(House Number) (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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 26th day of November, 2025.

Holly G Butler

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Holly G Butler, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 26th day of November, 2025.

Notary Public:
My Commission Expires: 3/9/2027

JOHN M. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Stewart Title Company
216 Centerview Drive, Suite 360
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, John M. Wells do hereby make oath that I am a licensed attorney and/or 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 November 26, 2025.

Affiant
Date: 11/26/25

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 26th day of November, 2025

Notary Public

My Commission Expires: 11/8/28

DAVIDSON COUNTY
KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC