Name and Address of New Owner:
Kristen Williams and George Haseotes
3101 Dudley Avenue
Nashville, TN 37212

This Instrument Prepared By:
J.D. Kious, Attorney
Structure Title Group, LLC
1000 Hollingshead Circle,
Murfreesboro, TN 37129

Send Tax Statements To:
P.O. Box 2544
Naples, Florida 34106

Karen Johnson Davidson County
Batch# 1371068 DEEDWARR
01/20/2026 10:53:30 AM 3 pgs
Fees: $18.00 Taxes: $3,977.50
20260120-0004324

Map & Parcel(s):
104-06-0-279.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rhea Scott Baker, an unmarried woman**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Kristen Williams and George Haseotes, wife and husband**, hereinafter called the GRANTEE, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the northeasterly 55.0 feet of Lot No. 81 in the Bransford Realty Company's West End Avenue Place, a plan of which is of record in Book 332, page 15, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 81 fronts 55.0 feet on the southeast side of Dudley Avenue and extends back between parallel lines, and with the western margin of 31st Avenue, South, 135.0 feet, more or less, to an alley.

Being the same property conveyed to Rhea Scott Baker, unmarried by Warranty Deed from Ernest Russell Buchi, Jr., Unmarried of record in Instrument No. 20010926-0103907 Register's Office for Davidson County, Tennessee, dated September 21, 2001 and recorded on September 26, 2001.

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, and (5) other matters of public record.

This is improved property known as: 3101 Dudley Avenue, Nashville, TN 37212

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, their heirs, successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs, successors, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs, successors 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 hand this 13 day of Jan, 2026.

Rhea Scott Baker

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 13 day of Jan, 2026, before me personally appeared Rhea Scott Baker, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this 13 day of Jan, 2026.

Lisa K R Wagner

Notary Signature
My commission expires: Oct. 21, 2028

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,075,000.00.

Jameka Braden

Affiant Signature

Subscribed and sworn to before me, this the 13 day of Jan, 2026.

Lisa K R Wagner

Notary Public
My Commission Expires: Oct. 21, 2028

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, Ashley Adams, 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 **1/13/26**.

Date

Affiant Signature

1/16/26
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **16th** day of **January**, 2026.

Notary's Signature

My Commission Expires: 10/17/2029
Date

Notary's Seal (if on paper)

