PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Margaret H. Taylor

Karen Johnson
Batch # 1397695
03/26/2026 12:03:27 PM
Fees: $13.00 Taxes: $2,142.30

Davidson County
DEEDWARR
2 pgs

20260326-0024098

Ivey Title, LLC Ref: (DL) Title No.: 64378
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jerry Kirchoff Jane M. Bentz 7512 Henderson Dr Nashville, TN 37221	Veterans United Home Loans ISAOA/ATIMA 1400 Forum Blvd, Suite 18 Columbia, MO 65203

TAX MAP PARCEL NUMBERS: 155080E06300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$579,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James G. Baker, IV and Madison Baker, husband and wife**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Jerry Kirchoff and Jane M. Bentz, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Resubdivision of Lots 39, 40 and 41, Bellevue Highlands, Phase 2 of record in Instrument No. 20010608-0060661, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to James G. Baker, IV and Madison Baker, husband and wife, by Warranty Deed from Arina Hadziselimovic, an unmarried woman, dated October 18, 2018 and recorded on October 18, 2018, f record in Inst. No. 20181018-0103569, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2026 and subsequent years; The Plan, with Owner's Certificate, of record in Instrument No. 20010608-0060661, said Register's Office, which Plan shows minimum building setback lines and easements, to which Plan reference is made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Book 11592, page 670, Inst. No. 20101104-0088413, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 7512 Henderson Drive, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 25th day of March, 2026.

James G. Baker, IV

Madison Baker

State of Tennessee

County of Davidson

On this 25th day of March, 2026, before me the undersigned authority, personally appeared James G. Baker, IV and Madison Baker, to me known (or proved to me on the basis of satisfactory evidence) to be the person (s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $579,000.00.

Affiant

Sworn and subscribed before me this 25th day of March, 2026.

My Commission Expires:

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary