Karen Johnson
Batch # 1403238
04/08/2026 09:25:39 AM
Fees: $13.00 Taxes: $2,590.00
Davidson County
DEEDWARR
2 pgs
20260408-0028213

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00. Affiant Subscribed and sworn to before me on April 6, 2026. NOTARY PUBLIC MY COMMISSION EXPIRES: 12/17/2028
File No.: 2026-0188	

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
ASHWORTH & RYE, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILL(S) TO:	MAP - PARCEL NO.:
Clara D. Brown 1313 Greenstone Lane Nashville, TN 37221	New Owner	126-14-0A-031.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **MEGAN ELIZABETH BAKER AND JASON ANDREW BAKER, WIFE AND HUSBAND**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **CLARA D. BROWN, MARRIED**, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 31, as shown on the map entitled Final Plat Travis Trace Subdivision, Phase 2A, of record in Instrument No. 20180724-0071969, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to MEGAN ELIZABETH BAKER AND JASON ANDREW BAKER, WIFE AND HUSBAND, by Warranty Deed from RONALD PAOLINI AND JANET PAOLINI, HUSBAND AND WIFE, of record as Instrument No. 20200402-0035448, dated March 31, 2020, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, with the exception of rollback taxes, which are the responsibility of the Grantors.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 1313 Greenstone Lane, 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, her heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 on April 3, 2026.

Grantor:

Megan Elizabeth Baker

Jason Andrew Baker

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Megan Elizabeth Baker and Jason Andrew 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 they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of April, 2026.

Notary Public

My Commission expires: _____

KEATON RYE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MAY 30, 2029