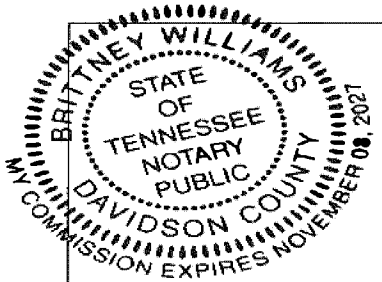
Karen Johnson Davidson County
Batch# 1461860 DEEDWARR
08/19/2026 09:49:30 AM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20260819-0077048

Warranty Deed



STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $650,000.00.

Affiant

Subscribed and sworn to before me, this the 14th day of August, 2026.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Ramsey P. Baker and Denise Baker	New owner	104-12-0-296.00
1514 Wedgewood Avenue		
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SAWYER C. CLEMMONS AND ABIGAIL CLEMMONS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RAMSEY P. BAKER AND DENISE BAKER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 1 on the Resubdivision of a Part of Lot No. 66 on the O.B. Hayes Rokeby Plan, as of record in Book 4470, page 147, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Sawyer C. Clemmons, an unmarried man by Warranty Deed from PMPJ Properties, Inc., a Tennessee Corporation of record in Instrument No. 20200623-0067540 Register's Office for Davidson County, Tennessee, dated June 16, 2020 and recorded on June 23, 2020.

Being the same property conveyed to Sawyer C. Clemmons and Abigail Clemmons, husband and wife by Quitclaim Deed from Sawyer C. Clemmons of record in Instrument No. 20260731-0070595 Register's Office for Davidson County, Tennessee, dated July 22, 2026 and recorded on July 31, 2026.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 1514 Wedgewood Avenue, Nashville, TN 37212, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 13th day of August, 2026.

Sawyer C. Clemmons

Sawyer C. Clemmons

Abigail Clemmons

Abigail Clemmons

STATE OF Florida
COUNTY OF Miami-Dade

Personally appeared by audio-video communication before me, the undersigned, a Notary Public in and for the County and State, the within named Sawyer C. Clemmons and Abigail Clemmons, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 13th day of August, 2026.

Notary Public

My Commission Expires: 11/12/2028

JOSE CARABALLO
Notary Public - State of Florida
Commission # HH 811633
Expires on November 12, 2028

Notarized remotely online using communication technology via Proof.
Produced Passport / Driver License as identification.

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 8-13-24.

Date

Affiant Signature

8-14-24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 14 day of August, 2024.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

