Name and Address of New Owner:
Daniel L. Baker and Mary Ann Baker
1114 Alandee Street
Nashville, TN 37214

Send Tax Bills To:

New Owner

Karen Johnson Davidson County
Batch# 529458 DEEDWARR
12/10/2020 11:59:30 AM 3 pgs
Fees: $18.00 Taxes: $860.25
20201210-0144600

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 052-13-0B-068.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Steven Alan Neville and Jonathan Gould Jr., a married couple, as joint tenants with right of survivorship,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Daniel L. Baker and Mary Ann Baker, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 102 on the Plan of Condominium Site Plan, Phase IIC, Section 2, River Glen, a Planned Unit Development, of record in Plat Book 7900, Page 548, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Steven Alan Neville and Jonathan Gould Jr., a married couple, as joint tenants with right of survivorship, by Warranty Deed from Langley Siekiersky, married, of record in Instrument No. 20161212-0129701 Register's Office for Davidson County, Tennessee, dated December 07, 2016 and recorded on December 12, 2016.

Being also known as 1114 Alandee Street, Nashville, Tennessee 37214.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 19th day of November, 2020.

Steven Neville by Chris Grimes, Attorney-in-Fact (SEAL)
Steven Alan Neville by Chris Grimes as Attorney-in-Fact

Jonathan Gould by Chris Grimes, Attorney-in-Fact (SEAL)
Jonathan Gould, Jr. by Chris Grimes as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 19TH day of Noovember, 2020, before me personally appeared **Chris Grimes** to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Steven Alan Neville and Jonathan Gould, Jr.,** and acknowledged that he executed the same as the free act and deed of the said **Steven Alan Neville and Jonathan Gould, Jr.**

STEVEN MICHAEL DISSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Witness my hand and seal this 19th day of November, 2020.

Notary Public
My commission expires: 3/8/21

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $232,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
19th day of November, 2020.

REBECCA SHUKIS TENNESSEE NOTARY PUBLIC My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

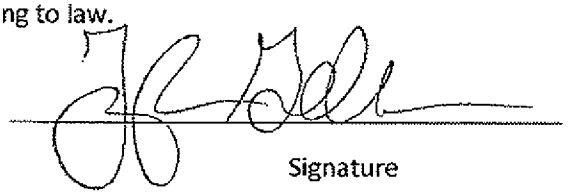
Notary Public
My commission expires:

File No. 2020-1159

202012100144600

True Copy Certificate of Authenticity

I, **Taylor Grills,** do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

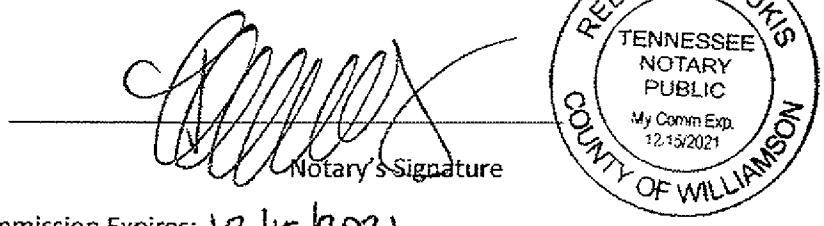


Signature

State of Tennessee

County of Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 12/15/2021