THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 201131617** Karen Johnson Davidson County Batch# 548918 DEEDWARR 01/06/2021 02:57:30 PM 3 pgs Fees: $18.00 Taxes: $1,480.00 20210106-0002879	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $400,000.00. Affiant Subscribed and sworn to before me, this 4th day of January, 2021. Notary Public My Commission Expires:

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

WARRANTY DEED

Address New Owner: Isabel Baldinger Bruce Baldinger 1044 Treaty Oaks Drive Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 091-06-0L-064.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Carla Talarico Romero, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Isabel Baldinger, an unmarried woman and Bruce Baldinger, a married man, as joint tenants** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 4R on the plan of Treaty Oaks Cottages, as shown on Exhibit "B" to the Sixth Amendment to the Declaration of Covenants, Conditions and Restrictions of Treaty Oaks Cottages, a Horizontal Property Regime with Private Elements of record in Instrument No. 20190228-0018398, amending the Declaration of Covenants, Conditions and Restrictions of Treaty Oaks Cottages, of record in Instrument No. 20141120-0107174, First Amendment of record in Instrument No. 20150113-0003651, Second Amendment of record in Instrument No. 20150814-0081914, Third Amendment of record in Instrument No. 20160826-0089501, Fourth Amendment of record in Instrument No. 20160922-0099884, Fifth Amendment of record in Instrument No. 20180725-0072479, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being part of the same property conveyed to HR PROPERTIES OF TENNESSEE, GP, A TENNESSEE GENERAL PARTNERSHIP, by deed from STEPHENS LIQUIDATION CORPORATION, FORMERLY KNOWN AS STEPHENS MILLWORK AND LUMBER CO., A TENNESSEE CORPORATION, of record in Instrument No. 20140603-0047518, dated May 30, 2014, said Register's Office.

Being the same property conveyed to Carla Talarico Romero by Corrective Deed from HR Properties of Tennessee, GP, a Tennessee General Partnership of record in Instrument No. _____202101060002878_____, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 091-06-0L-064.00 CO.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20141120-0107174, First Amendment of record in Instrument No. 20150113-0003651, Second Amendment of record in Instrument No. 20150814-

0081914, Third Amendment of record in Instrument No. 20160826-0089501, Fourth Amendment of record in Instrument No. 20160922-0099884, Fifth Amendment of record in Instrument No. 20180725-0072479 and Sixth Amendment of record in Instrument No. 20190228-0018398 , said Register's Office.
Restrictive Covenants for Stormwater Facilities and Systems contained in instrument of record in Instrument No. 20181206-0118890, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5039, page 863 and in Instrument No. 20140916-0084730, said Register's Office.

Matters shown on the Plan of record in Plat Book 421, page 169, said Register's Office.

This is improved property located at 1044 Treaty Oaks Drive Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of January, 2021.

Carla Talarico Romero

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Carla Talarico Romero, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of January, 2021.

Notary Public

My Commission Expires: _____



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.

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

Notary's Signature

My Commission Expires: 12/15/2021