Karen Johnson Davidson County
Batch# 569532 DEEDWARR
02/05/2021 01:59:30 PM 4 pgs
Fees: $23.00 Taxes: $2,867.50
20210205-0017114

#36026

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 36026-01-2021	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $775,000.00. Marilyn Jane Burkhart, Trustee Affiant Subscribed and sworn to before me this 3rd day of February, 2021. Notary Public My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Marilyn Jane Burkhart 4120 Ridgefield Drive, #506 Nashville, TN 37205	Marilyn Jane Burkhart 4120 Ridgefield Drive, #506 Nashville, TN 37205	Map and Parcel No.: 116030M50600CO

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, **Julian Bridges Baker, III, an unmarried man ("Grantor")** has this day bargained and sold, and does hereby transfer and convey to **Marilyn Jane Burkhart, Trustee of the Marilyn Jane Burkhart Revocable Trust under agreement dated October 13, 2011 as amended on May 7, 2012, January 20, 2014, May 18, 2015, February 10, 2017, and March 6, 2018 ("Grantee")**, her successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4120 Ridgefield Drive, #506, Nashville, Davidson County, Tennessee 37205.

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

And Grantor covenants that he 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 3rd day of February, 2021.

GRANTOR:

Julian Bridges Baker, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Julian Bridges Baker, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of February, 2021.

Notary Public
My Commission Expires:

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 506, together with the appurtenant interest in the common elements of Belle Meade Court Condominium, a horizontal property regime established by Master Deed, of record in Instrument No. 20081223-0122172, amended in Instrument No. 20101207-0097450, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed.

Being the same property conveyed to Julian Bridges Baker, III, unmarried by deed dated July 31, 2015 from Melinda D. Mills, individually, as to one-half undivided interest and Melinda D. Mills, as Trustee of The Robert Edwin Mills Family Trust as to the remaining one-half undivided interest.

This conveyance is made subject to:

1. State, County, and City taxes and general or special taxes and assessments to be paid in the year 2021 and subsequent years, which have been prorated and assumed by Grantee.

2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Belle Meade Court Condominium, of record in Instrument No. 20081223-0122172, amended in Instrument No. 20101207-0097450, Register's Office for Davidson County, Tennessee.

3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.

4. All matters appearing on the Site Plan of record attached as Exhibit D to the Master Deed in Instrument No. 20081223-0122172, amended in Instrument No. 20101207-0097450, Register's Office for Davidson County, Tennessee.

5. Subject to rights of others in and to the common areas and/or elements.

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, 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: October 2, 2023
Notary Seal:

