Name and Address of New Owner:
Andrew S. Baldo and Linda R. Baldo
2116 Hobbs Road
I-10
Nashville, TN 37215

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 620155 DEEDWARR
04/21/2021 12:22:30 PM 3 pgs
Fees: $18.00 Taxes: $661.93
20210421-0053410

This Instrument Prepared By:
Scout Title
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: 131-02-0A-045.00-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, **David W. Peden, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Andrew S. Baldo, unmarried and Linda R. Baldo, unmarried, as Tenants in Common with Rights of Survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee :

A certain condominium located in Davidson County, Tennessee, being Unit No. I-10 on the Plan of Hobbs House Condominium Apartments of record in Book 4595, Page 74; and amended in Book 5200, Page 54 and as shown on the Master Deed of record in Book 5289, Page 515; Book 5292, Page 958; Book 5293, Page 612; and Book 7802, Page 299, Registers Office for said County, to which plan reference is hereby made for a more complete description, together with the undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to David W. Peden by Warranty deed from Jennifer Lindahl Cockrel, married (fka Jennifer Lindahl), of record in Instrument No. 20051020-0126488, Register's Office for Davidson County, Tennessee, dated July 15, 2005 and recorded on October 20, 2005. (Value of consideration shown in aforementioned deed $84,500.00.)

Being improved property also known as 2116 Hobbs Road, I-10, Nashville, Tennessee 37215.

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 16th day of April, 2021.

(SEAL)
David W. Peden

STATE OF ~~TENNESSEE~~ Alabama
COUNTY OF ~~DAVIDSON~~ Madison

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named David W. Peden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 16th day of April, 2021.

Notary Public
My commission expires: 6/28/2023

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 $178,900.00, 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
16th day of April, 2021.

Notary Public
My commission expires: 11/5/24

File No. 2021-1419

True Copy Certification

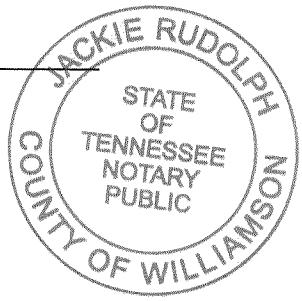
I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jackie Rudolph, a notary public for this county and state, Lori Patterson, 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: 02/11/2024