WARRANTY DEED

Karen Johnson Davidson County
Batch# 649909 DEEDWARR
06/C4/2021 11:50:19 AM 2 pgs
Fees: $13.00 Taxes: $1,816.52

20210604-0075174

GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$490,250.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st DAY OF June, 2021

Notary Public

MY COMMISSION EXPIRES: 01-06-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Megan Gill	Legacy Home Loans	
(NAME) 1417 B Otay St	(NAME) 4004 Hillsboro Pike Suite 216B	072 11 3K 002.00
(ADDRESS) Nashville, TN 37216	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DENISE K. BAKER AND TIMOTHY P. BAKER, TRUSTEES OF THE BAKER TRUST DATED SEPTEMBER 7, 2018**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MEGAN GILL**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 1417B of 1417 Otay Street Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 1417 Otay Street Townhomes, a Horizontal Property Regime, of record in Instrument Number 20161122-0123252, as amended in Instrument Number 20170313-0024367 and Instrument Number 20171018-0106767, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Denise K. Baker and Timothy P. Baker, Trustees of the Baker Trust dated September 7, 2018, by Warranty Deed from Weekley Homes, LLC, of record in Instrument No. 20190128-0008150, in the Register's Office of Davidson County, Tennessee, dated January 22, 2019 and recorded on January 28, 2019.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 1417 B Otay St, Nashville, TN 37216
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 1 day of JUNE, 2021

THE BAKER TRUST DATED SEPTEMBER 7, 2018

BY: Denise K Baker

DENISE K. BAKER, TRUSTEE

BY: Timothy P. Baker

TIMOTHY P. BAKER, TRUSTEE

STATE OF CALIFORNIA
COUNTY OF VENTURA

Personally appeared before me, the undersigned notary public, Denise K. Baker and Timothy P. Baker with ~~whom I am personally acquainted and~~ who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Trustees of The BakerTrust, and who further acknowledged that they are authorized by said Trust Agreement to execute the within instrument as Trustees of said Trust.

Witness my hand and official seal this 1st day of June, 2021.

Commission expires: Nov 12, 2024

Notary Public

ROYA KHOSROABADI
Notary Public - California
Ventura County
Commission # 2336750
My Comm. Expires Nov 12, 2024