WARRANTY DEED

STATE OF District of Columbia
COUNTY OF District of Columbia

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$385,000.00~~ $384,000.00

Kemp P Baker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 01/14/2026
(AFFIX SEAL)

Jeanette Biles NOTARY PUBLIC DISTRICT OF COLUMBIA Exp. - 01-14-2026

Karen Johnson Davidson County
Batch# 664989 **DEEDWARR**
06/25/2021 10:42:42 AM 3 pgs
Fees: $18.00 Taxes: $1,420.80

20210625-0086399

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF21-051063

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Joseph Scott Knight	Joseph Scott Knight	
(NAME)	(NAME)	
1309 Forrest Avenue #8	1309 Forrest Avenue #8	083-09-0G-008.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED EIGHTY-FIVE THOUSAND AND NO/100 DOLLARS ($385,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **KEMP P. BAKER, A SINGLE PERSON,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSEPH SCOTT KNIGHT**, 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:

Land in Davidson County, Tennessee, being Unit No. 8, as established by the Declaration of Covenants and Restrictions for The Lockeland Springs Lofts East Nashville Condominiums, a Horizontal Property Regime, of record in Instrument No. 20141015-0095131, as amended by that First Amendment, of record in Instrument No. 20141015-0095317, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Declaration of Covenants, Conditions and Restrictions, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Kemp P. Baker, single by Warranty deed from Lockland Springs Lofts, LLC, a Tennessee Limited Liability company of record in Instrument No. 20150209-0011714 Register's Office for Davidson County, Tennessee, dated February 02, 2015 and recorded on February 09, 2015.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-SB-P-21-3098

THIS CONVEYANCE IS MADE SUBJECT TO: Further to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 1309 Forrest Avenue #8, Nashville, TN 37206
(House No.) (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/our hand(s) this the 4th day of June, 2021

Kemp P. Baker

STATE OF ~~TENNESSEE~~ District of Columbia
COUNTY OF ~~DAVIDSON~~ District of Columbia

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Kemp P. Baker, the within named bargainor, with whom I am personally acquainted (or proved to my on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th day of June, 2021.

~~Notary Public~~

My Commission Expires: 01/14/2026

(SEAL)

STATE OF DC

COUNTY OF District of Columbia

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Kemp P. Baker, the within named bargainor, with whom I am personally acquainted (or proved to my on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

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(SEAL)

Jeanette Biles NOTARY PUBLIC DISTRICT OF COLUMBIA Exp. - 01-14-2026