SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 683664 DEEDWARRSP
07/26/2021 02:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,892.49
20210726-0100083

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $511,485.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/4/2022

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Karen Anne Baehner	New Owner	091024W01700CO
(NAME)	(NAME)	
1818 Tiverton Place		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Toll Southeast LP Company, Inc, a Delaware Corporation**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Karen Anne Baehner and Anthony Paul Baehner, wife and husband,** hereinafter called the GRANTEE(S), their 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. 17, on the plan of EDISON PARK NASHVILLE, A TOWNHOUSE PLANNED UNIT DEVELOPMENT, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument 20190508-0043217, amended in Instrument 20190524-0049673 and Instrument 20210618-0082869, Register's Office for Davidson County, Tennessee, reference to which is hereby made or a more complete description.

Being part of the same property conveyed to Toll Southeast LP Company, Inc., a Delaware corporation by Warranty Deed dated 02/12/2020, from Thrive California, LLC, a Delaware limited liability company, of record in Instrument 20200214-0016898, as affected by Scrivener's Affidavit of record in Instrument 20200724-0081425, Deed of Correction of record in Instrument 20210525-0070384, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the following: Covenants, conditions, easements and restrictions recorded in Instrument 20190508-0043217, amended in Instrument 20190524-0049673 and Instrument 20210618-0082869, Register's Office for Davidson County, Tennessee. Assignment and Assumption of Declarants Rights of record in Instrument 20200214-0016899, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Storm Sewers and/or Sanitary Sewers of record in Book 5010, Page 359, Book 5010, Page 363 and Book 5010, Page 421, in the Register's Office for Davidson County, Tennessee. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument 20190711-0067539, in

the Register's Office for Davidson County, Tennessee. Charter of record in Instrument 20190508-0043216, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject 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, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1549 57th Avenue N, Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their assigns forever. 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. GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), their assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Effective the 22nd day of July, 2021.

Toll Southeast LP Company, Inc, a Delaware Corporation

By: Kimberly Hicks

Kimberly Hicks, as authorized agent

State of Tennessee
County of Williamson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Kimberly Hicks with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon oath acknowledged to be the authorized agent of Toll Southeast LP Company, Inc, a Delaware Corporation the within named bargainer, a corporation, and that, Kimberly Hicks as such authorized agent, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Kimberly Hicks as such authorized agent.

Witness my hand and Official seal this 22nd day of July, 2021.

Jill L Swicegood

Notary Public:

My Commission Expires: 7/9/25

JILL L SWICEGOOD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

CERTIFICATE OF AUTHENTICITY

I, Kimberly D. Hicks, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 22, 2021.

Kimberly D Hicks
Affiant
Date: 7-22-21

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 22 day of July, 2021.

Notary Public

My Commission Expires: 3/25/23

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON