THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210736489**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $330,000.00. Affiant Subscribed and sworn to before me, this 19th day of August, 2021. Notary Public My Commission Expires: 11-19-23

BECKY ELIZABETH BURCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch# 702990 DEEDWARR
08/23/2021 02:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20210823-0113727

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jonathan S. Baker 320 Old Hickory Boulevard Unit 2505 Nashville TN 37221	New Owner	Tax Parcel ID No. 128-12-0A-114.00 CO

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, **Jared Isaac Fleischer, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jonathan S. Baker**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 114, Building No. 25, on the Plan of Eagle Ridge At The Reserve , Section 9 , Phase 1B, Condominiums, a Horizontal Proper t y Regime, created under Title 66, Section 27-101, et seq-, as amended, in Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Instrument No. 20011011-0110875, as Supplemented and Amended by Supplement and Amendment No. 23, to the Master Deed of Eagle Ridge at The Reserve, of record in Instrument No. 20030108-0003696. and Supplement and Amendment in Instrument No. 20030108-0003688, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Eagle Ridge At The Reserve Condominiums as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to JARED ISAAC FLEISCHER, by deed from TIMOTHY SCHWAB, of record in Instrument No. 20140430-0036447 , dated April 28, 2014 , said Register's Office.

Natalie Fleischer joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 128-12-0A-114.00 CO.

Matters shown on the Plan of record in Plat Book 7900, pages 896, 897 and 898, and as Instrument No. 20010201-0009806, said Register's Office.

Master Deed of record as Instrument No. 20011011-0110875, as amended and supplemented in Instrument No. 200301008-0003688 and Instrument No. 20030108-0003696 , said Register's Office.

Stormwater Detention Agreement of record as Instrument No. 20001103-0109348, said Register's Office.

Option Agreements of record in Book 5074, page 856 (at page 886), and in Book 9600, page 924, said Register's Office.

Easement Agreement of record in Book 5074, page 945, said Register's Office.

Drainage Easement as set out in the Warranty Deed of record in Book 7861, page 559, said Register's Office.

Easement for Construction and Maintenance of a drainage facility granted to the State of Tennessee by Warranty Deed of record in Book 8083, page 534, said Register's Office.

Grant of Easement of record in Instrument No. 20140924-0087653, said Register's Office.

This is improved property located at 320 Old Hickory Boulevard Unit 2505 Nashville TN 37221

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

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 19th day of August, 2021.

Jared Isaac Fleischer

Natalie Fleischer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jared Isaac Fleischer, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of August, 2021.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

Tennessee Certification of Electronic Document

I, Sarah Lile, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version 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 August 19, 2021 (date of document).

Affiant Signature

8/19/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 19 day of August, 2021.

Becky Elizabeth Burch
Notary Signature

My Commission Expires: 11-19-23

