21-4063

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **60,000.00**. Madison Margaret Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **08/30/2021** Notary Public MY COMMISSION EXPIRES: 10/30/24 (AFFIX SEAL)

MICHELE MAZZANTI STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #21-4063

Karen Johnson Davidson County
Batch# 720940 **DEEDWARR**
09/21/2021 02:04:38 PM 2 pgs
Fees: $13.00 Taxes: $222.00

20210921-0126791

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mercado Torrez	New Owner	**147-03-A-99**
(NAME)	(NAME)	
2423 McGavock Pk		
(ADDRESS)	(ADDRESS)	
Nashville TN 37011		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Gordon W. Baker and Julia B. Baker, C-Trustees of The Baker Joint Revocable Trust, created July 16, 2020,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mercado Torrez,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 H-5, of Harding Place Condominiums created under Title 66, Chapter 27, Sections 101, et. seq., as amended, Tennessee Code Annotated, as established by Master Deed of record in Book 6104, page 725, 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 Exhibit A-1 of said Master Deed. Reference is hereby

made to the Plat of Harding Place Condominiums of record in Book 5200, page 571, said Register's Office, for a more complete description of said Unit.
Gordon W. Baker and Julia B. Baker, Co-Trustees of the Baker Joint Revocable Trust, created July 16, 2020

Being the same property conveyed to Gordon W. Baker and Julia B. Baker, Co-Trustees of the Baker Joint Revocable Trust, created July 16, 2020 by Deed dated July 16, 2020 from Gordon W. Baker and Julia B. Baker, recorded July 28, 2020, in Instrument Number 20200728-0082445, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **441 Harding Place, H-5, Nashville, TN 37211**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **25th** day of **August,2021**.

The Baker Joint Revocable Trust, created July 16, 2020

Gordon W. Baker, Co-Trustee

Julia B. Baker, Co-Trustee

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Gordon W. Baker and Julia B. Baker, Co-Trustees of The Baker Joint Revocable Trust, created July 16, 2020**, with whom I am personally acquainted, or proved 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 official seal on this the 30**th** day of **August, 2021**.

NOTARY PUBLIC

KIMBRA SPANN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/20/2023