Prepared by:

5 Star Title of TN, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $65,000.00.

Affiant

Karen Johnson Davidson County
Batch# 734081 DEEDWARR
10/12/2021 11:36:03 AM 2 pgs
Fees: $13.00 Taxes: $240.50
20211012-0136975

Subscribed and sworn to before me this 7th day of October, 2021.

Notary Public
My Commission Expires: 2/20/2023

KIMBRA SPANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

2021-104

Address of New Owner:	Send Tax Bills to:	Tax Information:
Anh Ngoc Do and Son Nguyen		
928 Norwalk Drive	New Owner	147-03-0A-005-00
Nashville, TN 37211		

WARRANTY DEED

For and in 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

Gordon W. Baker and Julia B. Baker, Co-Trustees of The Baker Joint Revocable Trust, dated July 16, 2020,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Anh Ngoc Do and husband, Son Nguyen,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

LAND in Davidson County, Tennessee, being UNIT No. A-5, on the plan of Harding Place Condominiums, according to the Master Deed of record in Book 6104, page 725, in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat Book 5200, page 571, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Gordon W. Baker and Julia B. Baker, husband and wife, by Warranty Deed from James S. Sweeney, dated November 15, 2006 and recorded November 20, 2006, of record in Instrument No. 20061120-

0143452, Register's Office for Davidson County, Tennessee. Being further conveyed to Gordon W. Baker and Julia B. Baker, Co-Trustees of The Baker Joint Revocable Trust, dated July 16, 2020 by Deed dated August 10, 2020 from Gordon W. Baker and Julia B Baker, recorded August 12, 2020, in Instrument Number 20200812-0089555, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at 441 Harding Place, Unit A-5, Nashville, Tn 37211

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 our hands this 7th day of October, 2021.

The Baker Joint Revocable Trust, dated July 16, 2020

Gordon W. Baker, Co-Trustee

Julia B. Baker, Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Gordon W. Baker and Julia B. Baker,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they are the Co-Trustees of the Baker Joint Revocable Trust, dated July 16, 2020, and that as such Co-Trustees, they are authorized to and have executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN this 7th day of October, 2021.

Notary Public at Large

My Commission Expires: 2/20/2023.

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY