WHEN RECORDED RETURN TO:
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-15027-Ap

WARRANTY DEED

Karen Johnson Davidson County
Batch# 779593 DEEDWARR
12/23/2021 03:06:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20211223-0170093

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 3-1-2023
(AFFIX SEAL)

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PERRY

THIS INSTRUMENT WAS PREPARED BY
Laura Shoun, Millennial Title, LLC, 5120 Virginia Way,, Suite B-13, Brentwood, TN 37027

File No.: TN-2021-12339NSH

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Shelli Baxter	New Owner	133110A06200 CO
(NAME)	(NAME)	
500 Paragon Mills Road K-4		
(ADDRESS)	(ADDRESS)	
Nashville TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Thirty Thousand And No/100 Dollars ($230,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **TIMOTHY BAKER AND JOY OWENS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHELLI BAXTER, AN UNMARRIED WOMAN** , 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. K-4, on the Plan of Canterbury Hall Condominium Apartments, as established by the Master Deed of record in Book 5440, Page 255, as amended in Book 5441, Page 819, and as shown on the Plan of record in Book 5200, Page 159, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Timothy Baker, an unmarried man and Joy C. Owens, an unmarried

woman as tenants in common with rights of survivorship by Deed dated June 16, 2020 and recorded on June 24, 2020 in Instrument Number 202006240067838 in the office aforesaid.

unimproved ☐
This is improved ☒ property, known as 500 Paragon Mills Road K-4, Nashville, TN 37211
(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 our hands this 16 day of December, 2021.

Timothy Baker

Timothy Baker

Joy Owens

Joy Owens

STATE OF SC
COUNTY OF Greenville

On this 16 day of Dec, 2021, before me personally appeared Timothy Baker and Joy Owens, Husband and Wife to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at 1406 Ridge Rd Greenville SC 29607 this 16 day of Dec, 2021.

Commission Expires: 05, 23, 2022

B. Hackett

Notary Public

B. HACKETT
Notary Public
State of South Carolina
My Commission Expires May 23, 2022

Certificate of Authenticity

I, Kirsten Virden, do hereby make oath that I am the 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 12/17/20.

Kirsten Virden
Affiant Signature

12/17/20
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th day of December, 2021..

Bria Sawyers
Notary's Signature

My Commission Expires: 5-7-2024

Notary's Seal

