PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: () Title No.: 62628
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Mia Beard Living Trust 4215 Harding Road, #410 Nashville, TN 37205	New Owner

TAX MAP PARCEL NUMBERS: 103160B04500

Karen Johnson Davidson County
Batch# 868421 **DEEDWARR**
06/07/2022 12:16:27 PM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20220607-0065163

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$480,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lelan A. Statom, as Executor and as Trustee of the Baker Family Granddaughter Trust, as established under the Last Will and Testament of Rogina Blackwood Baker,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Mia Beard, Trustee of the Mia Beard Living Trust, a one-half (1/2) interest, Christopher Winston and Kelly Winston, husband and wife, a one-half (1/2) , as the halves relate to one another, as tenants in common with right of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 410 of Windsor Tower Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 71, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Rogina B. Baker, unmarried, by Warranty Deed form Roy W. Novak, unmarried, dated November 10, 2003 and recorded on November 13, 2003 of record in Inst. No. 20031113-0166325, Register's Office for Davidson County, Tennessee. The said Rogina B. Baker has since died. The Last Will and Testament of Rogina Blackwood Baker, of record in Docket No. 21P1712, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. appointed Lelan A. Statom, as Executor and as Trustee of the Baker Family Granddaughter Trust, under said will.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2022, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, page 71, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description; The provisions of the condominium Master Deed of record in Book 5313 page 338, amended in Book 8666, page 789, Inst. No. 20131217-0127081 and Inst. No. 20210208-0017527, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and

other matters; Charter of 4515 Harding Road Homeowners Association of record in Book 5297, page 370, said Register's Office; A first right of refusal; Easement and Right of Entry Agreement to VSC Cable, Inc. d/b/a Viacom Cable of record in Book 9486, page 948, said Register's Office; and Grant of Easement to Comcast of Nashville of record in Inst. No. 20110301-0016521 and Inst. No. 2016-0130101, said Register's Office.

This is improved property, known as 4215 Harding Pike, # 410, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 20th day of May, 2022.

Lelan A. Statom, as Executor, and as Trustee of the Baker Family Granddaughter Trust, as established under the Last Will and Testament of Rogina Blackwood Baker

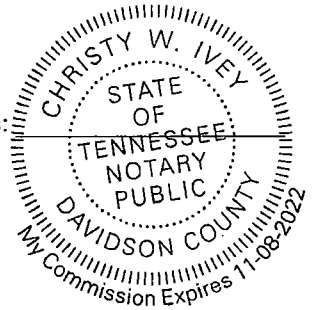
State of Tennessee

County of Davidson

On this 20th day of May, 2022, before me the undersigned authority, personally appeared **Lelan A. Statom, as Executor, and as Trustee of the Baker Family Granddaughter Trust, as established under the Last Will and Testament of Rogina Blackwood Baker**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:



State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $480,000.00.

Affiant

Sworn and subscribed before me this 20th day of May, 2022.

Notary

My Commission Expires: _____

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025