Karen Johnson Davidson County
Batch# 1016413 DEEDWARR
06/16/2023 04:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,053.39
20230616-0046324

Prepared by and return to:
Summit Title & Escrow, LLC
6263 Poplar Ave, Suite 801
Memphis, Tennessee 38119
(901) 881-8600

WARRANTY DEED

Effective as of **14th day of June, 2023,** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **James Baker and Katie Lieu Baker f/k/a Bichliee Tran, husband and wife** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **Marshall Property Holding, LLC** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 2558-A & 2558-B Willow Branch Drive Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 2558-A & 2558-B Willow Branch Drive Townhomes, a Horizontal Property Regime, of record in Instrument No. 20160321-0026636 in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "A" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Grantor by Deed of record in Instrument No. 20161212-0129891, in the Register's Office of Davidson County, Tennessee.

This property is unencumbered except for all applicable restrictions, easements, visible easements, matters appearing on the plan(s) of record; and all matters referenced in the master deed and by-laws in additional to applicable government and zoning regulation; all of record in the Register's Office of **Davidson County**, Tennessee; together with the **2023 Davidson County**, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, 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 the Grantor's hand in **Davidson** County, State of Tennessee on this the 14th day of June, 2023

GRANTORS:

James Baker

Katie Lieu Baker f/k/a Bichliee Tran

STATE OF Tennessee
COUNTY OF Davidson

On this 14th **day of** June **, 2023, before me personally appeared James Baker and Katie Lieu Baker f/k/a Bichliee Tran, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.**

Witness my hand, at office, this 14th **day of** June **, 2023.**

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Signature
My commission expires: 05-09-2026

New Owner Name and Address to: Marshall Property Holding, LLC 201 East 5th Street, Ste 1200 Sheridan, WY 82801 Property Address: 2560 Willowbranch Dr Nashville, TN 37217 Mail tax bills to: Marshall Property Holding, LLC 201 East 5th Street, Ste 1200 Sheridan, WY 82801 Parcel I.D. Numbers: 149-03-0I-001-00	I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred whichever is greater is $284,700.00 which amount is equal to or greater that the amount which the property transferred would command at a fair and AFFIANT Subscribed and sworn to before me this 16 day of June, 2023 NOTARY PUBLIC Commission expires:

JOSEPH CARROLL
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 10-05-25

Tennessee Certification of Electronic Document

I, Stevie Friesth, do hereby make oath that I am a licensed attorney and/or 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 6/14/2023 (date of document).

Affiant Signature

6/12/2023
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 12th day of June, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 2/7/2027

NOTARY'S SEAL

PAMELA OPPENHUIZEN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 02-07-27