Karen Johnson Davidson County
Batch # 1104403 DEEDWARR
02/26/2024 09:16:21 AM 3 pgs
Fees: $18.00 Taxes: $2,701.00
20240226-0012785

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Fidelity Residential Solutions 89 Headquarters Plaza, Suite 1406 Morristown, NJ 07960 886153 M-C-107632-4 TO-18827 Tracey Haddad	The actual consideration or value, whichever is greater, for this transfer is $730,000.00 Affiant Subscribed and sworn to before me, this the 23rd day of February, 2024. Notary Public My commission expires: 5-9-26 (Affix Seal)

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: Christopher Daniel Baiocchi	NAME: New Owner
STREET ADDRESS: 1242 2nd Ave S, Unit 3 Nashville, TN 37210	STREET ADDRESS:
MAP & PARCEL NO.: 105-03-0V-008.00-C0	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Mitchell Maiers, a single man hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

Christopher Daniel Baiocchi, unmarried man,

hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

See Exhibit A

This is improved property known as: 1242 2nd Avenue S, Unit 3, Nashville, TN 37210

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized 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; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY/OUR SIGNATURE(S) THIS 20th day of October, 2023.

x Mitchell Maiers
Mitchell Maiers

State of Tennessee } ss
County of Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Mitchell Maiers, unmarried (fill in marital status), 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 who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 20th day of October, 2023.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

Notary Public
My commission expires 10-4-27

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Land situated in Davidson County, Tennessee, being Unit 3, as established in Declaration of Covenants, Conditions and Restrictions for 1242 Second Avenue South, a Horizontal Property Regime with Private Elements of record at Instrument No. 20200326-0032878, as amended in Instrument Nos. 20200902-0100030, 20201026-0123584, 20220526-0061183 and 20220606-0064558 in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to True Development LLC, a Tennessee limited liability company by Warranty deed from Hart to Heart Day Care Learning Center, Inc, a Tennessee corporation of record in Instrument No. 20160606-0056625 Register's Office for Davidson County, Tennessee, dated May 26, 2016 and recorded on June 06, 2016. (Value or consideration as shown in aforementioned deed $450,000.00.)

Being the same property conveyed to Mitchell Maiers by Warranty deed from True Development LLC, a Tennessee limited liability company of record in Instrument No. 20220621-0070294, Register's Office for Davidson County, Tennessee, dated June 15, 2022 and recorded on June 21, 2022. (Value or consideration shown in aforementioned deed $769,900.00.)