WARRANTY DEED

KARA L. WALL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/09/2026
COUNTY OF DAVIDSON

G-P-24-1212-1607

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $949,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brandace Baker Revocable Trust Agreement dated March 4, 2024	Brandace Baker	
(NAME)	(NAME)	**093-09-0C-184.00-CO**
1212 Laurel St #1607	13612 Dumont Rd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Palm Beach Gardens, FL 33418	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **IVAN DEAN PEDIGO AND MICHELLE CELSOR PEDIGO, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRANDACE BAKER REVOCABLE TRUST AGREEMENT DATED MARCH 4, 2024,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit 1607 of Twelve Twelve, a Condominium, a Condominium Development established pursuant to the provision of the Tennessee Condominium Act of 2008 as the same is set out in Section 66-27-201, et seq. of the Tennessee Code Annotated, under the Declaration of Condominium establishing Twelve Twelve of record in Instrument Number 20140718-0063781, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the Bylaws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit B to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit F to said Declaration.

Being the same property conveyed to Ivan Dean Pedigo and Michelle Celsor Pedigo, husband and wife by Special Warranty Deed from Laurel Property LLC, a Delaware limited liability company of record in Instrument No. 20150901-0088959 Register's Office for Davidson County, Tennessee, dated August 28, 2015 and recorded on September 1, 2015.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Instrument No. 20120216-0013756, in the Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20140718-0063781, amended in Instrument No. 20160614-0060193, Instrument No. 20191230-0134559, Instrument No. 20220329-0036090 and Instrument No. 20221129-0124987, in the Register's Office for Davidson County, Tennessee.
- Charter of Twelve Twelve Condominium Association, Inc. of record at Instrument No. 20140627-0056540, in the Register's Office for Davidson County, Tennessee
- Arts Center Redevelopment Plan containing Restrictive Covenants as described in that Ordinance of record in Book 10965, Page 404, amended in Book 11625, Page 252 and Instrument No. 20020715-0084598, and as described in that deed of record in Instrument No. 20131231-0131305, in the Register's Office for Davidson County, Tennessee.
- Arts Center Redevelopment Plan in Ordinance #98-1188, Amendment No. 1 as Ordinance #99-1761 and Amendment No. 2 as Ordinance No. BL 2002-1063, Metropolitan Clerk's Office for Davidson County, Tennessee.
- The Plat of Survey by Cherry Land Surveying, Inc., dated December 11, 2012 shows an NES Easement in the Southeast Portion of Property.

Karen Johnson Davidson County
Batch # 1113016 DEEDWARR
03/20/2024 11:26:26 AM 2 pgs
Fees: $13.00 Taxes: $3,514.63

20240320-0019237

- Declaration of Easements and Restrictive Covenants of record in Instrument No. 20121227-0119217, in the Register's Office for Davidson County, Tennessee.
- Easement as described in that deed of record in Book 4318, Page 544, in the Register's Office for Davidson County, Tennessee.
- Rights of Ingress and Egress by way of Final Consent Judgment of record in Book 4370, Page 916, and Book 4395, Page 715, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20140328-0025601, Instrument No. 20140924-0087645 and Instrument No. 20140924-0087646, in the Register's Office for Davidson County, Tennessee.
- Bill No. 084-571 closing Alley No. 234 extending from 12th Ave S westerly to the easterly margin of Interstate 40 retains easements to the Metropolitan Government of Nashville and Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20130122-0006827, in the Register's Office for Davidson County, Tennessee.
- Any and all matters as being set out in Special Warranty Deed of record in Instrument No. 20150901-0088959 including but not limited to restrictions, easements, covenants, reservations, and exceptions in the aforesaid Registers office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1212 Laurel St #1607, Nashville, Tennessee 37203**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 15th DAY OF MARCH, 2024.

Ivan Dean Pedigo by Michelle Celsor Pedigo, Attorney in Fact

Ivan Dean Pedigo by Michelle Celsor Pedigo,
Attorney in Fact

Michelle Celsor Pedigo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHELLE CELSOR PEDIGO, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of IVAN DEAN PEDIGO, and who acknowledged he/she/they executed the same as the free act and deed of the said IVAN DEAN PEDIGO.

Witness my hand and official seal, this the 15th of March, 2024.

Notary Public
My Commission Expires: 5-5-25
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHELLE CELSOR PEDIGO, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of March, 2024.

Notary Public
My Commission Expires: 5-5-25
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212