This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $799,900.00.

Affiant

Subscribed and sworn before me this the 30th day of April, 2024.

Notary Public
My commission expires: 5-9-26

STATE OF TENNESSEE NOTARY PUBLIC
MELISSA R SHAFFER
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 1129934 DEEDWARR
05/02/2024 08:29:30 AM 3 pgs
Fees: $18.00 Taxes: $2,959.63
20240502-0032007

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jonathan Baker 450 Annex Ave. Nashville, TN 37209	**New Owner**	090-15-0D 002.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, WLC CONSTRUCTION, LLC DBA WLC HOMES OF TN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JONATHAN BAKER AND ALEECE BAKER, Husband and Wife, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. B together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions for Townhomes at 450 Annex Avenue, a Horizontal Property Regime with Private Elements of record in Instrument No. 20220217-0018611, Register's Office for said County; said unit being shown on plat attached thereto as Exhibit A, to which record reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to WLC Construction, LLC D/B/A WBC Homes of TN, a Tennessee Limited Liability Company, by deed dated 07/30/2021, from Alicia J. Henry and Debra J. Newell, the legal heirs of William B. Campbell (should read William E. Campbell), deceased, of record in Instrument No. 20210803-0104053, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 450 Annex Ave., Nashville, TN 37209.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their 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 my hand this the 30th day of April, 2024.

WLC Construction, LLC dba WLC Homes of TN

BY: David West, Managing Member
David West, Managing Member

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared David West, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the Managing Member of the within named bargainor, a LLC, and that he, as such Managing Member, executed the foregoing instrument for the purposes therein contained by signing the name of the WLC Construction, LLC dba WLC Homes of TN by the said David West as such Managing Member.

Witness my hand and official seal this 30th day of April, 2024.

My commission expires: 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 4-30-24.

Affiant Signature

4-30-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 30 day of April, 2024.

Notary Signature

My Commission Expires: 5-9-26

