This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22750-MC

Karen Johnson Davidson County
Batch# 1148963 DEEDWARR
06/20/2024 08:33:30 AM 3 pgs
Fees: $18.00 Taxes: $5,550.00
20240620-0046106

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,500,000.00.

Affiant

Subscribed and sworn to before me, this the 14th day of June, 2024.

Notary Public
My Commission Expires: _____

GRIFFIN S. DUNHAM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
John L. Baker and Elizabeth R. Baker 1008 Beech Tree Lane Brentwood, TN 37027	American Pacific Mortgage Corporation and/or Warehouse Lenders 3000 Lava Ridge Court Suite 200 Roseville, CA 95661	131 08 0G 002.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Kyle Andrew Strongin, Co-Trustee, and Julie French Strongin, Co-Trustee of The Strongin Family Revocable Trust dated November 9, 2023**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **John L. Baker and Elizabeth R. Baker, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of GLENDALE WOODS TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Glendale Woods Townhomes, a Horizontal Property Regime, of record in Instrument Number 20041230-0154870, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Kyle Andrew Strongin and Julie French Strongin, Co-Trustees of the Strongin Family Revocable Trust dated November 9, 2023, by Quitclaim Deed from Kyle A. Strongin and Julie French Strongin, husband and wife, as tenants by the entirety, of record in Instrument No. 20231219-0097599, in the Register's Office of Davidson County, Tennessee, dated November 09, 2023 and recorded on December 19, 2023.

This is ☒ improved or ☐ unimproved property located at: **1126 Glendale Lane, Nashville, TN 37204**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of June, 2024.

GRANTOR:

The Strongin Family Revocable Trust dated November 9, 2023

By: _____
Kyle Andrew Strongin, Co-Trustee

By: _____
Julie French Strongin, Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Kyle Andrew Strongin, Co-Trustee and Julie French Strongin, Co-Trustee** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they are the **Co-Trustees of The Strongin Family Revocable Trust dated November 9, 2023,** the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14th day of June, 2024.

_____
Notary Public
My Commission expires: _____

GRIFFIN S. DUNHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

GRIFFIN S. DUNHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

True Copy Certification

I, **Pam Autry,** 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 this the 14 day of June, 2024.

Affiant Signature
Date 6-14-24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 14 day of June, 2024.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028