Karen Johnson Davidson County
Batch# 1161329 DEEDWARR
07/24/2024 02:09:30 PM 3 pgs
Fees: $18.00 Taxes: $2,275.50
20240724-0055954

**WARRANTY DEED**

KILEE THORNTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No. AP-24-6961

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $615,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of July, 2024

Notary Public

MY COMMISSION EXPIRES: 6/8/2027
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Nelly Nash Holdings LLC | **New Owner** | |
| (NAME) 415 Church Street, #1802 | (NAME) **1270 Plantation Blvd.** | 093-06-1J-124-00-CO |
| (ADDRESS) Nashville, TN 37219 | (ADDRESS) **Gallatin, TN 37066** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Larry W. Baker and Loretta J. Baker, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nelly Nash Holdings LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Land in Davidson County, Tennessee, being a certain condominium apartment known as Unit No. 1802 of the Horizontal Property Regime of Viridian, a Condominium, pursuant to the Master Deed of record in Instrument No. 20061004-0122833 and Attorney's Certificate recorded in Instrument No. 20061004-0122836 and Addendum in Instrument No. 20061004-0122834, as amended in Instrument No. 20070711-0082578, Instrument No. 20100616-0046702, Instrument No. 20111006-0077592, Instrument No. 20120802-0068536, Instrument No. 20140128-0007721, Instrument No. 20171002-0100849, Instrument No. 20180510-0045059 and Affidavit of Scrivener's Error recorded in Instrument No. 20140530-0046816, Register's Office for Davidson County, Tennessee.**

**Being the same property conveyed to Larry W. Baker and Loretta J. Baker, husband and wife by Warranty Deed from Deborah Lake, unmarried of record in Instrument No. 20200604-0057391 Register's Office for Davidson County, Tennessee, dated May 14, 2020 and recorded on June 4, 2020.**

**This is property more commonly known as 415 Church Street, #1802, Nashville, TN 37219.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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 this 24th day of July, 2024.

Larry W. Baker

Loretta J. Baker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of July, 2024, before me personally appeared Larry W. Baker and Loretta J. Baker, 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 24th day of July, 2024.

Notary Signature
My commission expires: May 8, 2028

Andrew Suzore
State of Tennessee Notary Public
Davidson County

Certificate of Authenticity

I, Allisyn G. Pinkston, 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 **July 24, 2024**.

Date

Allisyn G. Pinkston

Affiant Signature

**7/24/24**

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **24** day of **July**, 20**24**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

202407240055954