Karen Johnson Davidson County
Batch# 1208358 DEEDWARR
11/25/2024 02:16:30 PM 3 pgs
Fees: $18.00 Taxes: $2,368.00
20241125-0092072

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $640,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF NOVEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 1/31/26
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NO(S). |
|---|---|---|
| James Eldon Baker and Stephanie Ann Baker, Trustees of the Baker Family Trust | NEW OWNER | |
| (NAME) | (NAME) | 093110G21100 |
| 452 Bay Point Drive | | |
| (ADDRESS) | (ADDRESS) | |
| Gallatin, TN 37066 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten 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, **Jason Lee Ambroson and Meredith E. Ambroson, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **James Eldon Baker and Stephanie Ann Baker, Trustees of the Baker Family Trust**, hereinafter called the GRANTEE(S), their successors 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 Unit No. 211, as established by the Master Deed or Declaration of City Lights Condominiums ("Master Deed") of record in Instrument No. 20190408-0031675, as amended in amendment of record as Instrument No. 20190501-0040417, further amended by amendment of record as Instrument No. 20190508-0043149, and further amended by amendment of record as Instrument No. 20190711-0067872 as amended and restated in Instrument No(s). 20200108-0002612 and 20200317-0029703 and withdrawal in Instrument No. 20200618-0064135, in the Register's Office for Davidson County, Tennessee, said Units being depicted on the Site Plan attached as Exhibit C to the aforementioned Master Deed, to all of which reference is hereby made for a more complete description, together with an undivided percentage interest in the Common Elements allocated to said unit and with special rights to use certain Common Elements, including two parking spaces numbered 211 as shown on Garage Level 1, as set forth in Exhibit "C" to said Master Deed, and Storage Unit 211 as shown on Condo Level 2 as set forth in Exhibit "C" to said Master Deed.

Being the same property conveyed to Jason Lee Ambroson and Meredith E. Ambroson, husband and wife, by Deed from Trent Joseph Scheirger, dated February 15, 2023, of record in Instrument No. 202302160011229, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 20 Rutledge Street, Unit 211, Nashville, TN 37210
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 successors 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 successors 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.

Effective the 22nd day of November, 2024.

Jason Lee Ambroson

Meredith E. Ambroson

Meredith E. Ambroson

STATE OF Florida

COUNTY OF Miami-Dade

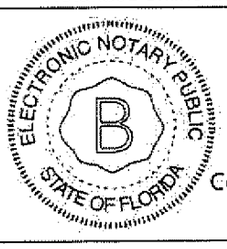
On this 22nd day of November, 2024, before me personally appeared Jason Lee Ambroson and Meredith E. Ambroson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed. via Remote Notarization - Produced US Passport

Liliana C. Angarita

Notary Public Liliana C Angarita

My Commission Expires: 04/04/2026

Notarized online using audio-video communication




Liliana C Angarita
Electronic Notary Public
State of Florida
Commission #: HH249175
Commission Expires: 04/04/2026

**RETURN TO:**
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

# CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 22nd day of November, 2024.

K. Thomas Sidwell
Date: 11/22/24

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 22nd day of November, 2024.

Notary Public
My Commission Expires: 1-21-26

