2024-1384-TN

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1209210 DEEDWARR
12/02/2024 01:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,905.50
20241202-0093482

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$515,000.00.**

Affiant

Subscribed and sworn to before me this 27 day of Nov 2024

Notary Public
My Commission expires:
(Affix Seal)

JENNIFER L. PENNELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON COMM. EXPIRES JUNE 23, 2026

THIS INSTRUMENT PREPARED BY
Blue Note Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, Tennessee 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
The Baker Family Trust	New Owners	104-02-4B-210-00
200 Dopson Ln		
Tallassee, AL 36078		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Lonnie Otto Siebe and Meghan Kathleen Siebe, Trustees of Management Consultants Trust,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Kevin Baker and Darlene Baker, Trustees of The Baker Family Trust, Dated May 9, 2006,** its successors and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

A certain condominium located in Davidson County, Tennessee, being Unit No. 210 of Bristol West End, a Condominium Development established pursuant to the provisions of the Tennessee Horizontal Property act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, under the Master Deed establishing Bristol West End, a Condominium Development, of record as Instrument No. 20070503-0053313 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws 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 "C" to said Master Deed; together with a percentage interest in the common elements and voting percentage set forth in Exhibit "D' to said Master Deed, as amended in Instrument No. 20070629-0077729, said Register's Office.

Being a portion of the same property conveyed to Lonnie Siebe, a married man, by Warranty Deed from Peter Marti and Sharon Marti, husband and wife of record in Instrument No. 20220304-0025171 Register's Office for Davidson County, Tennessee, dated February 28, 2022 and recorded on March 3, 2022. Further conveyed to the Trustee of the Management Consultants Trust by Quitclaim Deed from Lonnie Siebe of record in Instrument Number 20240430-0031377, said Register's Office.

This is improved property known as: **3000 Vanderbilt Place, Unit 210, Nashville, TN 37212.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, their heirs, successors and assigns in fee simple

forever. And the GRANTOR does hereby covenant with the GRANTEE that they is lawfully seized in fee of the afore described real estate; that they have a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this 27th day of November, 2024.

Management Consultants Trust

By: _____
Lonnie Otto Siebe, Trustee

By: _____
Meghan Kathleen Siebe, Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Lonnie Otto Siebe and Meghan Kathleen Siebe, Trustees of Management Consultants Trust,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at our office this 27th day of November, 2024.

_____
Notary Public
My commission expires 8/3/26

ANDREW H. MALONEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 NOV. 27, 24 (date of document).

Jennifer L. Pennell

Jennifer L. Pennell

NOV. 27, 24

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 27 day of Nov, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

