Karen Johnson Davidson County
Batch# 1213175 DEEDWARR
12/06/2024 02:43:30 PM 3 pgs
Fees: $18.00 Taxes: $2,738.00
20241206-0094952

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** TRESSIE M. LEWIS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/06/2025 DAVIDSON COUNTY	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $740,000.00 Affiant Subscribed and sworn to before me, this 14th day of November, 2024. Notary Public My Commission Expires: 01/06/2025

WARRANTY DEED

Address New Owner: Stephen P. Baker and Richelle P. Baker 4400 Belmont Park Terrace #192, Nashville, TN 37215	Send Tax Bills to: 124 Magnolia Ave Fairhope, AL 36532	Tax Information: Tax Parcel ID No. 131-03-0C-192-00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged **HOPE L. ALMINANA, TRUSTEE OF THE ALMINANA 2005 FAMILY TRUST DATED DECEMBER 13TH, 2021** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **STEPHEN P. BAKER AND RICHELLE P. BAKER, HUSBAND AND WIFE** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Building Site No. 192, as shown on the map entitled the Plan of Arden Place, Section VII, of record in Plat Book 4955, page 90,Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Hope Alminana, married, from Robert W. Lowe, Jr. and Julia Fort Lowe, Husband and Wife, by warranty deed filed for record on August 18, 2021, Instrument Number 20210818-0111452, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Hope L. Alminana, Trustee of the Alminana 2005 Family Trust dated December 13th, 2021 by Deed dated December 13, 2021 from Hope Alminana, married, recorded December 17, 2021, in Instrument Number 202112170167437, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: **4400 Belmont Park Terrace #192, Nashville, TN 37215**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 November, 2024.

THE ALMINANA 2005 FAMILY TRUST DATED DECEMBER13TH,2021

HOPE L. ALMINANA, TRUSTEE

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **HOPE L. ALMINANA**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the Trustee of **THE ALMINANA 2005 FAMILY TRUST DATED DECEMBER13TH,2021**, the within named bargainer, and that such person, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by such person as Trustee.

Witness my hand and official seal at office this 14th day of November, 2024.

TRESSIE M. LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

Notary Public
My Commission Expires: 01/06/2025

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 11/19/2024 (date of document).

Affiant Signature

11/19/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11th day of November, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

