Karen Johnson Davidson County
Batch# 1217735 DEEDWARR
12/18/2024 12:25:30 PM 3 pgs
Fees: $18.00 Taxes: $247.90
20241218-0098279

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $67,000.00

Affiant

Subscribed and sworn to before me, this 18 day of December, 2024

Notary Public
My commission expires: 03/04/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (if left blank, send to new owner at property address)	Map-Parcel Numbers:
Miguel Alexander Colindres		**147-3-A-8**
441 Harding Place A8		
Nashville, TN 37211		

FOR AND IN 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 ACKNOWLEDGE, WE,

Gordon W Baker and Julia B Baker, Co-Trustees of the Baker Joint Revocable Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Miguel Alexander Colindres, married

HEREINAFTER CALLED THE GRANTEES, 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 Unit A-8 of Harding Place Condominiums created under Title 66, Chapter 27, Section 101, et. seq., as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 6104, Page 725, Register's Office for Davidson County, together with the undivided percentage interest in the common elements appurtenant to said unit set forth in Exhibit A-1 of said Master Deed. Reference is hereby to the Plat of Harding Place Condominiums of record in Book 5200, Page 571, Register's Office for said County for a more complete identification and description of said Unit.

Being the same property conveyed to Gordon W Baker and Julia B Baker, Co-Trustees of the Baker Joint Revocable Trust, by Quitclaim Deed Gordon W Baker and Julia B Baker, dated July 16, 2020, of record in Instrument No. 20200728-0082416, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 441 Harding Place A8, Nashville, TN 37211.

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 in 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.

Baker Joint Revocable Trust

Gordon W Baker, Co-Trustee Date: 12/16/24

Julia B Baker, Co-Trustee Date: 12/14/24

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Gordon W Baker and Julia B Baker with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she/they executed the forgoing instrument for the purpose therein contained and who further acknowledged that they are Co Trustees of the Baker Joint Revocable Trust and that they are authorized by Baker Joint Revocable Trust to execute this instrument on its behalf.

Witness my hand this 16th day of December 2024

Notary Public

My commission expires: 7/7/25

MARK B. LEEDOM
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Certificate of Authenticity

I, Renee Long, 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 12-16-24.
Date

Affiant Signature

12-16-24
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 16 day of December, 2024.

Notary's Signature
My Commission Expires: 3/3/26

Notary's Seal (if on paper)

CHINA HENDRIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026