Karen Johnson Davidson County
Batch# 1228876 DEEDWARR
01/22/2025 02:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20250122-0005103

This instrument prepared by:
Noteworthy Title & Escrow, LLC
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

Jennifer Harris
State Of Tennessee Notary Public
County of Rutherford

STATE OF TENNESSEE,
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $395,000.00.

Affiant

Subscribed and sworn to before me, this 22nd **day of** January, **2025.**

Notary Public
My commission expires: 8/19/28

Address of New Owner:	Send Tax Bills to:	Tax Information
Gregory M. Bobos, Jr. and Julia L. Palazzo	New Owner	050 07 0C 306.00
4640 Ridge Bend Drive Nashville, TN 37207		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mark Baker and Kailey Baker, husband and wife,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Gregory M. Bobos Jr. and Julia L. Palazzo, husband and wife,** hereinafter called the Grantees, 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.306, on the plan of SKYRIDGE TOWNHOMES, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20210914-0123153, amended and restated in Instrument No. 20211222-0168892, amended in Instrument No. 20220404-0038936, amended and restated in Instrument No. 20220419-0045110, amended in Instrument No. 20220509-0052784, supplemented in Instrument No. 20230315-0018671, Register's Office for Davidson County, Tennessee, reference to which is hereby made or a more complete description.

Being the same property conveyed to Mark Baker and Kailey Baker, husband and wife, by Special Warranty Deed from Meritage Homes of Tennessee, Inc., an Arizona corporation, of record in Instrument No. 20230921-0074404, in the Register's Office of Davidson County, Tennessee, dated September 21, 2023 and recorded on September 21, 2023.

This property is improved property known as 4640 Ridge Bend Drive, Nashville, TN 37207.

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, and (5) other matters of public record.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, its 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 hand this 17 day of January, 2025.

Mark Baker

Kailey Baker

Acknowledgment

STATE OF ILLINOIS
COUNTY OF Will

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark Baker and Kailey Baker, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and seal this 17th day of January, 2025.

Notary Public
Commission expiration date: 10/02/2027
(Affix Seal)

OFFICIAL SEAL
TAMARA R THOMPSON
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 826852
MY COMMISSION EXPIRES October 02 2027

True Copy Certification

I, Jennifer Harris, do hereby make oath that the 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 1-22-25 (date of document).

Affiant Signature

1-22-25
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 22nd day of January, 2025.

Notary's Signature

My Commission Expires: 10/21/2028

MELODY R. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY