Box 14

WARRANTY DEED

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

W-WG-25-105-34

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $258,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JANUARY, 2025

Notary Public

MY COMMISSION EXPIRES 5/9/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson
Batch # 1232973
02/03/2025 12 34 57 PM
Fees $18 00 Taxes $954 60

Davidson County
DEEDWARR
3 pgs

20250203-0007985

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	
Ellen D. Summers	Pinnacle Bank	
(NAME)	(NAME)	**116-13-0C-034.00-CO**
105 Leake Ave #34	150 3rd Avenue South, #1000	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOAN T. BASKETTE, TRUSTEE OF THE JOAN T. BASKETTE TRUST, DATED JUNE 18, 2004,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ELLEN D. SUMMERS, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 34, along with parking space No 1 on the plan of Belle Meade Tower, according to the Master Deed of record in Book 4469, page 530, in the Register's Office of Davidson County, Tennessee, and more particularly described in the Instrument No 20001020-0104050, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description

Being the same property conveyed to Joan T Baskette, Trustee of the Joan T Baskette Trust by Warranty Deed from W Casey Reed, married of record in Instrument No 20051205-0145778 Register's Office for Davidson County, Tennessee, dated December 01, 2005 and recorded on December 05, 2005

This conveyance is subject to
- Taxes for the year 2025 and subsequent years
- All matters shown on the Plan of record in Plat Book 4175, Page 159, as revised in Instrument No 20001020-0104050, Register's Office for Davidson County, Tennessee.
- Certificate of Correction of record in Book 4494, Page 498, in the Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 4469, Page 530, corrected in Book 4494, Page 489, amended in Book 4631,Pages 407 and 410, Book 4851, Page 950, Instrument No. 20000803-0076841, Instrument No 20030725-0104241, Instrument No 20120405-0029426, and Amended and Restated in Instrument No. 20130214-0015134, By-Laws also amended in Book 5046, Page 828, Instrument No. 20000614-0059221, Instrument No 20030902-0126376, Instrument No 20120405-0029434, Instrument No 20170808-0081199, and Instrument No. 20181029-0106810, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Instrument No 20120405-0029415, Register's Office for Davidson County, Tennessee
- Memorandum of Lease of record in Book 10468, Page 321, in the Register's Office for Davidson County, Tennessee
- Easement to American Telephone & Telegraph Co of record in Book 1207, Page 547, in the Register's Office for Davidson County, Tennessee.
- Easement for building clearance of record in Book 3183, Page 201, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 3839, Page 983, Book 4790, page 319 and Book 4925, page 594, in the Register's Office for Davidson County, Tennessee
- Easement of record in Book 4355, Page 696 and Book 6701, Page 203, in the Register's Office for Davidson County, Tennessee

- Covenants of record in Book 4505, Page 424, in the Register's Office for Davidson County, Tennessee
- Right of Way & Easement to South Central Bell Telephone Co of record in Book 9351, Page 933, in the Register's Office for Davidson County, Tennessee
- Grant of Easement to Comcast of Nashville I, LLC of record in Instrument Number 20140314-0021538, in the Register's Office for Davidson County, Tennessee
- Grant of Easement of record in Instrument Number 20180611-0055678, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **105 Leake Ave #34, Nashville, Tennessee 37205**

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(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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

Witness my/our hand(s) this the 31st DAY OF JANUARY, 2025

The Joan T Baskette Trust

BY Joan T. Baskette

Joan T Baskette
Trustee

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOAN T BASKETTE, TRUSTEE of THE JOAN T. BASKETTE TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 31st of January, 2025

Notary Public
My Commission Expires 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity of Electronic Document

I, **Mike Boyd**, do hereby make oath that I am a licensed attorney and 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 **January 31, 2025.**

Mike Boyd
Date: February 3, 2025

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 3rd day of February, 2025.



Notary Public
My commission expires: 10/20/2026