Karen Johnson Davidson County
Batch# 1234630 DEEDWARR
02/05/2025 03:33:30 PM 3 pgs
Fees: $18.00 Taxes: $466.20
20250205-0008893

Prepared by and return to:

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $126,000.00.

Affiant

Subscribed and sworn to before me this 5th day of February, 2025.

Notary Public
My Commission Expires: 10/2/28

File No.: 2025-1064

Address of New Owner:	Send Tax Bills to:	Tax Information:
Millenie Nguyen, Son Nguyen, Minh Do, and Cuc Le	New Owner	
928 Norwalk Dr, Nashville, TN 37214		147-03-0A-032.00-CO

WARRANTY DEED

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 acknowledged, we

Gordon W. Baker and Julia B. Baker, Trustees of The Baker Joint Revocable Trust dated July 16, 2020

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Millenie Nguyen, Son Nguyen,
Minh Do and Cuc Le, as equal tenants in common

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Unit B16 of Harding Place Condominiums created under Title 66, Chapter 27, Sections 101, et. seq., as amended, Tennessee Code Annotated, as established by a Master Deed of record in Book 6104, page 725, Register's Office for Davidson County, Tennessee, 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, said Register's Office, for a more complete description of said Unit.

Being the same property conveyed to Julia B. Baker and husband, Gordon W. Baker by Warranty Deed from Mei Li Dai and husband, Yan Z. Wang of record in Instrument No. 20041004-0119108 Register's Office for Davidson County, Tennessee, dated September 30, 2004 and recorded on October 04, 2004.

Being the same property conveyed to Gordon W. Baker and Julia B. Baker, Co-Trustees of the Baker Joint Revocable Trust, created July 16, 2020 by Quitclaim Deed from Gordon W. Baker and Julia B. Baker of record in Instrument No. 20200728-0082424 Register's Office for Davidson County, Tennessee, dated July 16, 2020 and recorded on July 28, 2020.

This conveyance is subject to any and all restrictions and easements of record.

This is _X_ improved _____unimproved property and the address of the herein described property is believed to be 441 Harding Place, Unit B 16, Nashville, TN 37211, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 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 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.

Witness my hands this 5th day of February, 2025.

The Baker Joint Revocable Trust dated July 16, 2020

By: _____
Gordon W. Baker, Trustee

By: _____
Julia B. Baker, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 5th day of February, 2025, before me personally appeared Gordon W. Baker and Julia B. Baker, Trustees of The Baker Joint Revocable Trust dated July 16, 2020, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5th day of February, 2025.

_____
Notary Signature
My commission expires: 1/17/2027

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Kimbra Spann, 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 2/5/2025.

Date

Affiant Signature

2/5/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5th day of Feburary, 20 25.

Notary's Signature

My Commission Expires: October 2, 2028

Notary's Seal (if on paper)

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY