WARRANTY DEED

Karen Johnson
Batch # 1238858
02/20/2025 12 11 53 PM
Fees $13 00 Taxes $1,750 10

Davidson County
DEEDWARR
2 pgs

20250220-0012323

B-E4-25-210

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $473,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF FEBRUARY, 2025

Notary Public

MY COMMISSION EXPIRES 05/08/28

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NUMBER (S)
Leandro Ferreira and Molly Morgan Lawrence	**Guaranteed Rate, Inc.**	
(NAME)	(NAME)	**049 15 0A 013 00**
210 Flint Ridge Ct	**3940 N. Ravenswood Avenue**	
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	**Chicago, IL 60613**	
(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, **CARL ANDREW BAKER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LEANDRO FERREIRA, UNMARRIED, AND MOLLY MORGAN LAWRENCE, UNMARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** 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·

A certain unit located in Davidson County, Tennessee, being known and designated as Unit Nos 208-A and 208-B of FLINT RIDGE HOMES formerly known as DEER MEADOWS, PHASE II, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing FLINT RIDGE HOMES formerly known as DEER MEADOWS, PHASE II, a Horizontal Property Regime, of record in Instrument No 20070124-0009978, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration, together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Carl Andrew Baker, Unmarried, by Quitclaim Deed from Carl Andrew Baker, Unmarried, of record in Instrument No. 20170322-0027759, in the Register's Office of Davidson County, Tennessee, dated March 20, 2017, and recorded on March 22, 2017.

Being the same property conveyed to Carl Andrew Baker, Unmarried, by Warranty Deed from Jason A Friedman and wife, Monica Friedman, of record in Instrument No 20160419-0037664, in the Register's Office of Davidson County, Tennessee, dated April 15, 2016, and recorded on April 19, 2016

This conveyance is subject to
- Taxes and assessments for the year 2025 and subsequent years, not yet due and payable
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DEER MEADOWS-PHASE II, as recorded in Plat Book 6250, Page 280
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No 20070124-0009978
- Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 6143, Page 141 and Amendment recorded in Book 6471, Page 756
- Charter for Flint Ridge Homeowners Association Instrument No 20070125-0010563
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as. **210 Flint Ridge Ct, Whites Creek, Tennessee 37189**.

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 14 DAY OF FEBRUARY, 2025.

Carl Andrew Baker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CARL ANDREW BAKER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of February, 2025

Notary Public
My Commission Expires
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

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