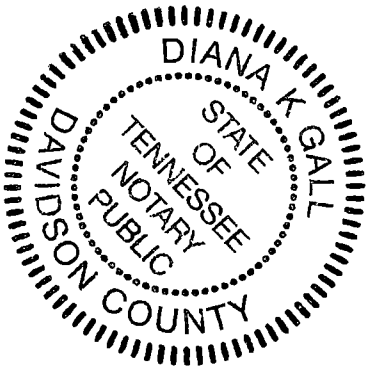
Karen Johnson
Batch # 1260137
04/15/2025 10 30 22 AM
Fees $18 00 Taxes $1,446 70

Davidson County
DEEDWARR
3 pgs

20250415-0028555

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $391,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF APRIL, 2025

Notary Public

MY COMMISSION EXPIRES 9-6-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NO(S)
Allison Ziegler	NEW OWNER	072 11 0T 001.00
(NAME)	(NAME)	
1601 Dorchester Avenue	1601 Dorchester Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10 00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Scott G. Baum, Jr. and Bethany J. Baum, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Allison Ziegler, an unmarried woman,** hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Being a certain private element unit situated in Davidson County, Tennessee, being Unit A, together with the appurtenant common elements, of HOMES AT 1601 DORCHESTER AVENUE, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the

Declaration of Covenants, Conditions and Restrictions for HOMES AT 1601 DORCHESTER AVENUE, a Horizontal Property Regime with private elements, of record in Instrument No. 20150811-0080148, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said Unit being depicted on the site plan of 1601 Dorchester Townhomes, attached as Exhibit to said Declaration. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 1601 Dorchester provided in said Declaration, together with the By-Laws appended thereto, the site plan attached as exhibit to said Declaration, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Scott G. Baum, Jr. and Bethany J. Baum, husband and wife, by Warranty Deed from Elizabeth Ann McCaslin, unmarried, of record in Instrument No. 20190325-0026936, in the Register's Office of Davidson County, Tennessee, dated March 25, 2019, and recorded on March 25, 2019.

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, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 1601 Dorchester Avenue, Nashville, TN 37216
(House No) (Street) (P O Address) (City or Town) (Postal Zip)

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.

Effective the 14th day of April, 2025.

Scott G. Baum, Jr., by Bethany J Baum, Attorney-in-Fact

Bethany J. Baum

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 14th day of April, 2025, before me personally appeared Bethany J. Baum, 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 (or person's) free act and deed.

Notary Public

My Commission Expires: 6-27-26

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Bethany J. Baum, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of Scott G. Baum, Jr. for the purposes therein contained, and who further proved to me that she is the Attorney in Fact for Scott G. Baum, Jr. and is authorized by Scott G. Baum, Jr. to execute this instrument on his behalf.

Witness my hand, at office, this 14th day of April, 2025.

Notary Public

My commission expires: 6-27-26

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027