THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250651188** Karen Johnson Davidson County Batch# 1289318 DEEDWARR 06/24/2025 02:10:30 PM 3 pgs Fees: $18.00 Taxes: $2,805.71 20250624-0049761	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $758,300.00. Affiant Subscribed and sworn to before me, this 23rd day of June, 2025. Notary Public My Commission Expires:

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMM. EXP. JULY 22, 2025

WARRANTY DEED

Address New Owner: Amy Lynne Mulron and Glenn Evans Crouch **4700 Hillsboro Pike, #816** **Nashville, TN 37215**	Send Tax Bills To: **Legacy Home Loans, LLC DBA Steadfast Mortgage** **408 Highway 76** **White House, TN 37188**	Tax Information: Tax Parcel ID No. 117 15 0C 008.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Virginia Tarkington Baka, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Amy Lynne Mulron and Glenn Evans Crouch, wife and husband** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 515 in GLEN ECHO HALL, a Horizontal Property Regime, located at Glen Echo Road and Glen Echo Place, Nashville, Davidson County, Tennessee, as shown on the plat of Glen Echo Hall, recorded in Instrument No. 20031112-0165541, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Instrument No. 20040922-0113858, Register's Office for Davidson County, Tennessee, to which document reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Glen Echo Hall, Condominium Apartments, contained in said Master Deed and By-Laws appended thereto, recorded in Instrument No. 20040922-0113858, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Virginia Tarkington Baka, by Quitclaim Deed from David W. Baka and Virginia T. Baka, Co-Trustees of The Baka Living Trust, as divorced persons, of record in Instrument No. 20170504-0044051, in the Register's Office of Davidson County, Tennessee, dated April 27, 2017, and recorded on May 04, 2017.

Being the same property conveyed to David W. Baka and Wife, Virginia T. Baka, Trustees of the Baka Living Trust, by Warranty Deed from Journal Newspapers, Inc., a Tennessee Corporation, of record in Instrument No. 20050728-0088442, in the Register's Office of Davidson County, Tennessee, dated July 27, 2005, and recorded on July 28, 2005. The said David W. Baka and Virginia T. Baka having since divorced, see final decree of divorce in Case #2016-DV-96, Wilson County General Sessions Court.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GLEN ECHO SUBDIVISION, as recorded in Plat Book 1424, Page(s) 52.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GLEN ECHO HALL, as recorded in Instrument No. 20031112-0165541.

Covenants, Conditions and Restrictions as set forth in Master Deed Establishing a Horizontal Property Regime of Glen Echo Hall recorded in Instrument No. 20040922-0113858.

Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded in Book 1470, Page 464 and Book 1542, Page 340.

Contract Agreement as set forth in instrument recorded in Book 662, Page 807.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20030422-0053059.

This is improved property located at 515 Glen Echo Place Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of June, 2025.

Virginia Tarkington Baka

Virginia Tarkington Baka

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Virginia Tarkington Baka, 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, at office, this 23rd day of June, 2025.

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2028

Notary Public
My Commission Expires: _____

True Copy Certification

I, **Tonya Cherry,** 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 this the 23 day of June, 2025.

Affiant Signature
Date 6/23/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 23 day of June, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027