WARRANTY DEED

Karen Johnson Davidson County
Batch# 1291454 DEEDWARR
06/27/2025 03:20:30 PM 3 pgs
Fees: $18.00 Taxes: $906.50
20250627-0050977

File No. EM-25-10066

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of June, 2025

Notary Public

MY COMMISSION EXPIRES: 06/17/28

(AFFIX SEAL)

JORDAN SELLERS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brenda Hicks and Daniel Hicks	New Owner	
(NAME)	(NAME)	
500 Paragon Mills Road, D4		133-11-0A-022.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I/we, **Elizabeth Baldwin, unmarried and Susan Bailey, married**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brenna Hicks, an unmarried woman and Daniel Hicks, an unmarried man,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. D-4 of Canterbury Hall Condominium, a condominium or horizontal property regime established by Master Deed of record in Book 5440, Page 255, Register's Office for Davidson County, Tennessee, as amended by Amendment to Master Deed of record in Book 5441, Page 819 and Book 5865, Page 101, said Register's Office, and shown on a Plan of record in Book 5200, page 159, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Elizabeth Baldwin, a single woman and Susan Bailey, a married woman by Warranty Deed from Nashville Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190722-0071849, dated July 11, 2019, and recorded July 22, 2019, Register's Office for Davidson County, Tennessee.

Susan Bailey did not use the property as a marital residence.

This is property more commonly known as 500 Paragon Mills Road, D4, Nashville, TN 37211.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 23rd day of June, 2025.

Elizabeth Baldwin by Joshua Hunter, Attorney-In-Fact

Susan Bailey by Joshua Hunter, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Joshua Hunter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney of Elizabeth Baldwin, and that this instrument was executed on behalf of the said Elizabeth Baldwin, for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Book 202506270050976, in the Register's Office for Davison County, Tennessee.

Witness my hand and official seal this 23rd day of June, 2023.

Notary Public

My Commission Expires:

EMILY MANNO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Joshua Hunter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney of Susan Bailey, and that this instrument was executed on behalf of the said Susan Bailey for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Book 202506270050975, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 23rd day of June, 2023.

Notary Public

My Commission Expires:

EMILY MANNO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2029

Certificate of Authenticity

I, Shannon Gilbert, 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 June 23, 2025.

Date

Shannon Gilbert

Affiant Signature

6/23/25

Date

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

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

Jordan Sellers

Notary's Signature

My Commission Expires: 06/17/28

Notary's Seal

