2025-1690-TN

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1306698 DEEDWARR
08/07/2025 01:01:30 PM 2 pgs
Fees: $13.00 Taxes: $6,475.00
20250807-0062822

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$1,750,000.00.**

Affiant

Subscribed and sworn to before me this 6 day of August, 2025.

Notary Public
My Commission expires: 8/3/26
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Blue Note Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, Tennessee 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Daniel L. Baker	Daniel L. Baker	093-06-1M-160-00
2901 Collins Avenue	2901 Collins Avenue	
Monroe, OH 45050	Monroe, OH 45050	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Jan El Mitchell, an unmarried woman**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Daniel L. Baker, an unmarried man**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Unit No. 4204 of 505 High Rise Condominium described in the Declaration Establishing 505 High Rise Condominium of record as Instrument No. 20171218-0128946, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Commmon Elements appurtenant to each of the Units as set forth in Exhibit "E" of the Declaration Establishing 505 High Rise Condominium, as established by the Declaration Establishing 505 Master Condominium, of record as Instrument 20171218-0128945, said Register's Office; Reference is hereby made to the plat of 505 Mast Condominium of record as Exhibit "D" to the Declaration of Establishing 505 Master Condominium, for a more complete identification and description of the High Rise Unit of 505 Master Condominium, and the plat of 505 High Rise Condominium of record as Exhibit "D" to the Declaration Establishing 505 High Rise Condominium, for a more complete identification and description of the Unit.

Being the same property as conveyed to Jan El Mitchell, an unmarried woman by Warranty Deed from Patricia Ann Pappas, dated 10/25/2022, recorded 10/25/2022, Instrument No. 20221025-0115786, in the Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record.

This is improved property known as: **515 Church Street, Unit 4204, Nashville, TN 37219.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that she is lawfully seized in fee of the

afore described real estate; that she has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this 6th day of August, 2025.

Jan El Mitchell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 6th day of August, 2025, before me, the undersigned, **personally appeared before me by secured interactive two-way remote electronic audio-video communication**, Jan El Mitchell, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

WITNESS my hand at office this 6th day of August, 2025.

NOTARY PUBLIC My Commission Expires: 08/03/2026

ANDREW H MALONEY
State of Tennessee
Online Notary Public
County of Williamson
My Commission Expires:
August 03, 2026

I, Andy Maloney, 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 **8/6/2025** (date of document).

Affiant Signature
Date **8/6/2025**

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 6 day of **August**, 20**25**.

Notary's Signature
MY COMMISSION EXPIRES: 2/7/2026

LINDA M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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