Karen Johnson Davidson County
Batch# 1307389 DEEDWARR
08/11/2025 02:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,178.45
20250811-0063786

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-25-3659

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $318,500.00

Affiant

TINA SHINN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 8 day of August, 2025

Notary Public

Commission Expires: 9/15/27

Address of New Owner	Send Tax Bills To:	Map & Parcel
David Maiorino 712 S Dickerson Road Goodlettsville, TN 37072	Quontic Bank 1 Rockefeller Plaza 9Th Floor New York, NY 10020	025-12-0-024

WARRANTY DEED

FOR AND IN 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,

Gregory Baker, married person

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David Maiorino, unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Clark Place, Section Two of record in Book 2083, Page 64, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 12 fronts 106.0 feet on the southeasterly margin of Dickerson Road and extends back between parallel lines 260.0 feet to a dead line in the rear on which it measures 106.0 feet.

BEING the same property conveyed by Warranty Deed from Amanda Dean, Trustee of The 712 N Dickerson Pike Trust to Gregory Baker, married person, recorded September 24, 2018, as Instrument No. 20180924-0094544 in Davidson County, Tennessee Register of Deeds.

Consideration for conveyance in the amount of $115,100.00.

Commonly Known As: 712 Dickerson Road, Goodlettsville, TN 37072

Kristina Baker, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 712 S Dickerson Road, Goodlettsville, TN 37072

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 so 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.

Dated this the 6 day of August, 2025.

Gregory Baker

Kristina Baker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6 day of August, 2025, before me personally appeared Gregory Baker and Kristina Baker, 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's (or persons') free act and deed.

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

Notary Signature
My commission expires: 2-22-2026

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Comm. Exp.
Expires on:
02-22-2026
WILLIAMSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 8/6/25.

Affiant Signature – Joshua A. Terry

8/8/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/8/25

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27