# WARRANTY DEED

Karen Johnson Davidson County
Batch # 1322830 DEEDWARR
09/16/2025 11:25:53 AM 2 pgs
Fees: $13.00 Taxes: $1,831.50

20250916-0073836

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $495,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF SEPTEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ABIGAIL WOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028

**THIS INSTRUMENT WAS PREPARED BY**
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2025-1423

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NO(S). |
|---|---|---|
| Colin Tam and Jamie Lee Charapata | Colin Tam and Jamie Lee Charapata | |
| (NAME) | (NAME) | |
| 229 Woodmaker Court | 229 Woodmaker Court | 108-15-0A-028.00-CO |
| (ADDRESS) | (ADDRESS) | |
| Nashville TN 37214 | Nashville TN 37214 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Ninety-Five Thousand And No/100 Dollars ($495,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KEITH E. BAKER AND JENNIFER L. BAKER, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **COLIN TAM AND JAMIE LEE CHARAPATA, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Percy Priest Woods Subdivision. of record in Plat Book 9700, Page 384, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Keith E. Baker and Jennifer L. Baker, husband and wife by Warranty Deed from Hannah Mazzaferro, and Anthony Mazzaferro, husband and wife, and Rebekah G Wilson and John T Wilson, husband and wife of record in Instrument No. 20220902-0099286, Register's Office for Davidson County, Tennessee, dated August 29, 2022 and recorded on September 02, 2022.

**Subject to:** 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 records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2025, a lien not yet due and payable.

unimproved ☐
This is improved ☑ property, known as 229 Woodmaker Court, Nashville, TN 37214
(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.

Witness our hands this 12th day of September, 2025.

Keith E. Baker

Jennifer L. Baker

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 12th day of September 20 25, before me personally appeared Keith E. Baker and Jennifer L. 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 (or person's) free act and deed.

Notary Public
My Commission Expires: 3-23-27

Amelia Swanson
State of Tennessee Notary Public
Williamson County