THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250852003** Karen Johnson Davidson County Batch # 1324065 DEEDWARR 09/18/2025 01:08:00 PM 2 pgs Fees: $13.00 Taxes: $6,401.00 20250918-0074689	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,730,000.00. Affiant Subscribed and sworn to before me, this 15th day of September, 2025. Notary Public My Commission Expires: DEBRA LEIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-09-2027

WARRANTY DEED

Address New Owner: Brian Baker and Katherine Plumblee Baker 1106 Paris Avenue Nashville TN 37204	Send Tax Bills To: Truist Bank Pmt Processing PO Box 79041 Baltimore, MD 21279-0041	Tax Information: Tax Parcel ID No. 118-01-0-159.0

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, **Ignacio De La Huerta and Irina De La Huerta, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Brian Baker and Katherine Plumblee Baker, husband and wife**, ("Grantees"), their 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 Lot(s) 63, as shown on the map entitled Dr. L.G. Noel's Second Subdivision of Idlewild, of record in Plat Book 332, page 77, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to IGNACIO DE LA HUERTA AND IRINA DE LA HUERTA, HUSBAND AND WIFE, by deed from SCOTT ALEXANDER GREENWOOD AND MELISSA GREENWOOD, HUSBAND AND WIFE, of record in Instrument No. 20190822-0084480, dated August 16, 2019, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 118-01-0-159.00.

Matters shown on the Plan of record in Plat Book 332, page 77, said Register's Office.

Restrictive Covenant for detached structure contained in instrument of record in Instrument No. 20130502-0044383, said Register's Office.

This is improved property located at 1106 Paris Avenue Nashville TN 37204

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 15th day of September, 2025.

Ignacio De La Huerta

Irina De La Huerta by Ignacio De La Huerta, her 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, Ignacio De La Huerta, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Irina De La Huerta and that he is authorized by Irina De La Huerta to execute this instrument on her behalf.

Witness my hand, at office, this 15th day of September, 2025.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026