THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250852033** Karen Johnson Davidson County Batch# 1324495 DEEDWARR 09/22/2025 08:28:30 AM 3 pgs Fees: $18.00 Taxes: $1,890.70 20250922-0075344	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $511,000.00. Affiant Subscribed and sworn to before me, this 12th day of September, 2025. Notary Public My Commission Expires:

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

WARRANTY DEED

Address New Owner: Jordan Ansell 6118 Robertson Avenue, Unit B Nashville TN 37243	Send Tax Bills To: New Owner Property	Tax Information: Tax Parcel ID No. 091-09-1D-002.00 CO

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, **Joshua T. Baxter and Allison C. Baxter, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Jordan Ansell, unmarried**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, being Unit 2, of Homes At 6118 Robertson Avenue, A Horizontal Property Regime with Private Elements, created under Title 66, Chapter 27, Section 101, Tennessee Code Annotated and as established by that certain Declaration of Covenants, Conditions and Restrictions for Homes at 6118 Robertson Avenue, A Horizontal Property Regime With Private Elements, of record in Instrument Number 20170718-0072208, in the Register's Office for Davidson County, Tennessee. Reference is hereby made to the Plat of 6118 Robertson Avenue, a Horizontal Property Regime with Private Elements, set forth in Exhibit B of said Declaration for the location of the Units described therein.

Being the same property conveyed to JOSHUA T. BAXTER AND ALLISON C. BAXTER, HUSBAND AND WIFE, by deed from INVENT COMMUNITIES, INC., A TENNESSEE CORPORATION, of record in Instrument No. 20200206-0014090, dated February 4, 2020, 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. 091-09-1D-002.00 CO.

Matters shown on the Plan of record in Book 161, page 134, said Register's Office.

Declaration of Covenants, Conditions and Restrictions of Homes at 6118 Robertson Avenue, a Horizontal Property Regime with Private Elements of record in Instrument No. 20170718-0072208, said Register's Office.

Access Easement and Maintenance Agreement of record in Instrument No. 20190715-0069134 and Instrument No. 20190715-0069135, said Register's Office.

This is improved property located at 6118 Robertson Avenue, Unit B Nashville TN 37243

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 12th day of September, 2025.

Joshua T. Baxter

Allison C. Baxter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joshua T. Baxter and Allison C. Baxter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of September, 2025.

Notary Public

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

My Commission Expires: _____

Certificate of Authenticity

I, Emily Manno, 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 **9/12/25**.

Date

Affiant Signature

9/12/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **12** day of **September**, 20**25**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026