Karen Johnson Davidson County
Batch# 1328736 DEEDWARR
10/01/2025 02:13:30 PM 3 pgs
Fees: $18.00 Taxes: $3,145.00
20251001-0078261

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Dakota Baker
508 A Buchanan St
Nashville, Tennessee 37208

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Same as new owner
_____
_____, _____ _____

MAP **081-08**
GROUP **2O**
PARCEL **001.00co**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Adam Stevenson, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Dakota Baker and Kelsey Knapp, husband and wife**, 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 Unit A as established in the Declaration of Covenants, Conditions and Restrictions for The Element at Buchanan, a Horizontal Property regime with private elements, as shown of record in Instrument No. 20140829-0079137, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Adam Stevenson, by deed dated April 8, 2019 from Diana M. Mason, Trustee of the Diana M. Catania 2008 Revocable Trust of record in Instrument no. 20190415-0033878, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2025 and subsequent years.

This is **improved** property known as **508 A Buchanan St, Nashville, Tennessee 37208.**

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, GRANTOR does covenants with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 my hand this the **30th** day of **September, 2025.**

Adam Stevenson by Christian Ortiz, attorney in fact

Adam Stevenson, by Christian Ortiz, as attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Christian Ortiz**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Attorney in Fact for **Adam Stevenson,** the bargainor, and as said Attorney in Fact, he executed the within Warranty Deed by signing on behalf of **Adam Stevenson** for the purposes therein contained.

WITNESS my hand and official seal this 30th day of September, 2025.

Mary Joe Hartz
NOTARY PUBLIC

My Commission Expires: 9/5/2028

MARY JOE HARTZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $850,000.00.

~~AFFIANT~~

Subscribed and sworn to before me on this 30th day of September, 2025.

NOTARY PUBLIC

My Commission Expires: 1/24/2028

RACHEL K. WILKIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-24-2028

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 9/30/25 (date of document).

Jennifer L. Pennell

10/1/25

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 10/1, 2025.

Rachel K. Wilkie

Notary's Signature

My Commission Expires: 1/24/2028

Notary's Seal

