This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $535,000.00.

Affiant

Subscribed and sworn before me this the 15th day of September, 2025.

Notary Public
My commission expires:

CINDY PERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
NASHVILLE 632 REAGAN LLC 632 President Ronald Reagan Way Nashville, TN 37210	Movement Mortgage 8024 Calvin Hall Rd Indian Land, SC 29707	093-11-0C 022.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOSHUA BAKER, SINGLE**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **NASHVILLE 632 REAGAN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 22 on the Plan of Rutledge House Condominiums of record in Plat Book 11700, page 26, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for complete description, together with the appurtenant interest in the common elements of Rutledge House Condominiums, a horizontal property regime established by Master Deed of record in Book 11687, page 739, said Register's Office.

Being the same property conveyed to Joshua Baker by deed dated 08/22/2019, from Ben A. Baker and Kathleen M. Baker of record in Instrument No. 20190826-0085326, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 632 President Ronald Reagan Way, Nashville, TN 37210.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Karen Johnson Davidson County
Batch# 1333731 DEEDWARR
10/14/2025 03:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,979.50
20251014-0081863

Witness my hand this the 25th day of September, 2025.

Joshua Baker

TATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Joshua Baker, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of September, 2025.

My commission expires: 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

VERSION: January 2019

CERTIFICATE OF AUTHENTICITY

I, Alexis Steelman, 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 9-25-2025.

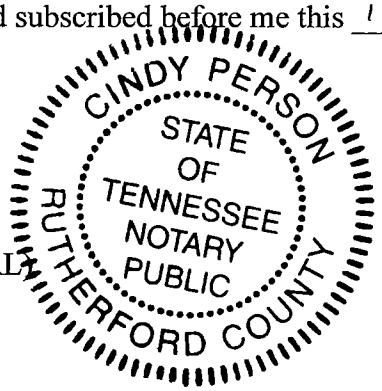
A R Steelman
Affiant Signature

10-14-2025
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 14 day of October, 2025.

(SEAL)



Cindy Person
Notary Public

My Commission Expires: 4-19-2027

900