WARRANTY DEED

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$265,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF October, 2025.

Notary Public
MY COMMISSION EXPIRES:

Karen Johnson Davidson County
Batch# 1334639 DEEDWARR
10/15/2025 02:43:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20251015-0082192

File #25-JJ-0252-B

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Johnie R. Baker (NAME)	**New Owner** (NAME)	
252 Westfield Drive (ADDRESS)	(ADDRESS)	**128 13 0A 252.00**
Nashville, TN 37221 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

MICHAEL S. ANDERSON, A MARRIED MAN,

hereinafter called the **Grantor(s)**, has/have bargained and sold, and by these presents do/does transfer and convey unto

JOHNIE R. BAKER, A SINGLE PERSON,

hereinafter called the **Grantee(s)**, his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Condominium Unit 252 on the Plan of WESTFIELD CONDOMINIUMS, as of record in Plat Book 6250, Page 590, as revised in Plat Book 6250, Page 748, Register's Office for Davidson County, Tennessee, said project having been established as a Horizontal Property Regime by Master Deed and Declaration and By-Laws of record in Book 6678, Page 771, Book 6736, Page 110, Book 6801, Page 962, Book 6831, Page 982, Book 7271, Page 256, and Book 6678, Page 802, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Christopher Bradshaw, unmarried man, by Warranty Deed from Kelli Lannom and Michael Lannom, Wife and Husband, of record in Instrument No. 20180109-0002890, in the Register's Office of Davidson County, Tennessee, dated January 08, 2018, and recorded on January 09, 2018.

Being the same property conveyed to Michael S. Anderson, a married man, by Warranty Deed from Christopher Bradshaw, an unmarried man, of record in Instrument No. 20250606-0044623, in the Register's Office of Davidson County, Tennessee, dated June 04, 2025, and recorded on June 06, 2025.

The said Michael S. Anderson does hereby certify that said property has never been a primary marital residence.

This conveyance is subject to:

* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE HAMLET, as recorded in Plat Book 6250, Page 590, as revised in Plat Book 6250, Page 748; said Register's office.
* Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Westfield Condominiums of record in Book 6678, Page 771, as amended in Book 6736, Page 110; Book 6801, Page 962; Book 6831, Page 982 and Book 7271, Page

256; said Register's office.
* Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 6551, Page 988; said Register's office.
* Easement for Right of Way, recorded in Book 4851, Page 918 and Instrument No. 20151130-0120253; said Register's office.
* Easement for Sewer Line, recorded in Book 6551, Page 981; said Register's office.
* Easement for Public Utilities, recorded in Book 7803, Page 694; said Register's office.
* Charter for The Westfield Condominiums Homeowners Association recorded as Book 6746, Page 677; said Register's office.
* Any and all existing easements and restrictions as shown of record not stated herein.

This is _____ **unimproved** ___X___ **improved** property known as: **252 Westfield Drive, Nashville, TN 37221**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 14 day of October, 2025.

Michael S. Anderson

STATE OF North Carolina
COUNTY OF Mecklenburg

On this 14 day of October, 2025, before me personally appeared Michael S. Anderson, 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's (or persons') free act and deed.

Witness my hand, at office, this 14 day of October, 2025.

Notary Signature
My commission expires: OCT 18 2026

K. SHEA GRANT
Notary Public, North Carolina
Mecklenburg County
My Commission Expires
October 18, 2026

True Copy Certification

I, **Jodi Jackson,** 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 this the 14th day of October, 2025.

Affiant Signature
Date 10/15/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 15 day of October, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

