Karen Johnson Davidson County
Batch# 1340184 DEEDWARR
10/30/2025 09:54:30 AM 4 pgs
Fees: $23.00 Taxes: $1,373.63
20251030-0086367

THIS INSTRUMENT PREPARED BY:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 THIRD AVENUE SOUTH
SUITE 1700
NASHVILLE, TN 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $371,250.00.

Nicolette Cole
Affiant

Subscribed and sworn to before me, this 27th day of October, 2025.

Notary Public

My Commission Expires: _____

JENNIFER CHANDLER-COLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 10-4-2027

Address New Owner As Follows:
Yu Pan
2016 Stokes Lane
Nashville, TN 37215

Send Tax Bills To:
SAME

Map-Parcel Number:
117070E00600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WALTER BAIRD and wife, KATHY BAIRD** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **YU PAN**, a married woman, as her sole and separate property, hereinafter called the Grantee, her

heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit 6, as shown on the map entitled Abingdon Place, of record in Plat Book 6250, page 110, 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 Walter Baird and wife, Kathy Baird, by deed from Laura A. Shafer, unmarried, of record as Instrument No. 20111129-0092756, dated November 29, 2011, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. All taxes and assessments required to be paid in the year 2026 and subsequent years, which have been assumed by Grantee.

2. Matters shown on the Plan of record in Plat Book 6250, page 110, Register's Office for Davidson County, Tennessee.

3. Master Deed of record in Book 6357, page 360 and amended in Book 7596, page 931, Register's Office for Davidson County, Tennessee.

4. Rights of others in and to the use of the common areas/elements.

5. Rights of others in and to party walls.

This is improved property known as 2016 Stokes Lane, Nashville, TN 37215.

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, her heirs and assigns, forever; and Grantors covenant with the said Grantee that they 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 Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 27th day of October, 2025.

Walter Baird

Kathy Baird

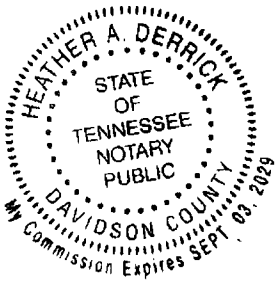
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WALTER BAIRD AND KATHY BAIRD** the within named bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of October, 2025.

Notary Public

My Commission Expires: 9-3-29



Certificate of Authenticity

I, **Jennifer Chandler-Cole**, do hereby make an 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 10-27-2025.

Name: **Jennifer Chandler-Cole**
Title: **Authorized Agent**

Date 10/28/25

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on 10/28/25.

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**

