Karen Johnson Davidson County
Batch # 1347026 DEEDWARR
11/17/2025 01:37:37 PM 2 pgs
Fees: $13.00 Taxes: $3,145.00
20251117-0091422

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (LM) Title No.: 64242
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
1723A 5th Avenue North LLC 1420 Adams St. Apt 112 Nashville, TN 37208	1723A 5th Avenue North, LLC 1420 Adams St. Apt 112 Nashville, TN 37208

TAX MAP PARCEL NUMBERS: 118021D00200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$850,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Katherine P. Baker and Brian H. Baker, wife and husband**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **1723A 5th Avenue North LLC** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**
Land in Davidson County, Tennessee, being Unit No. B as shown on Exhibit "B" of 2413 Elliott Cottages, a Townhouse Planned Unit Development having been established by the Declaration of Protective Covenants, Conditions and Restrictions of record in Instrument No. 20150527-0048663, Register's Office for said Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Katherine P. Baker and Brian H. Baker, wife and husband, by Warranty Deed from Zane King and Donna King, husband and wife, dated April 21, 2021, and recorded on April 22, 2021, of record in Instrument No. 20210422-0054262, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2026, and subsequent years; The Plan, with Owner's Certificate, of record in Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record Instrument No. 20150527-0048663, said Register's Office, which Plan shows minimum building set back lines and easements to which plan reference us hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20150527-0048663, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. All matters shown on Book 974, page 50, said Register's Office. Restrictive Covenant for Detached Structure of record in Instrument No. 20150701-0063776 and Instrument No. 20150925-0097713, said Register's Office.

This is improved property, known as 2427 Elliott Avenue, Nashville, TN 37204

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of November, 2025.

Katherine P. Baker 11/12/2025 **Katherine P. Baker**

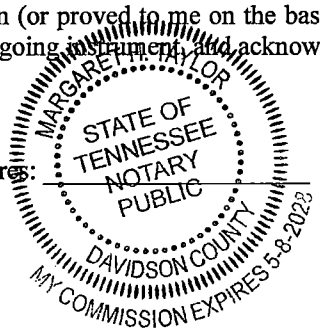
Brian H. Baker **Brian H. Baker**

State of Tennessee
County of Davidson

On this 12th day of November, 2025, before me the undersigned authority, personally appeared Katherine P. Baker, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Margaret H. Taylor
Notary

My Commission Expires:

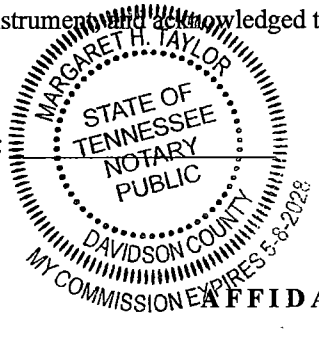


State of Tennessee
County of Davidson

On this 14th day of November, 2025, before me the undersigned authority, personally appeared Brain H. Baker, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Margaret H. Taylor
Notary

My Commission Expires:



AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $850,000.00.

Danielle Potts
Affiant

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

Margaret H. Taylor
Notary

My Commission Expires:

