Karen Johnson Davidson County
Batch# 1351883 DEEDWARR
12/01/2025 12:39:30 PM 4 pgs
Fees: $23.00 Taxes: $690.05
20251201-0095075

Name and Address of New Owner:
Diana K. Simmons, Trustee of Simmons 2024 Revocable Trust
635 Galaxy Drive
Nashville, TN 37209

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 102070A04800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Thomas Karl Baker and Marion Leigh Baker**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Diana K. Simmons, Trustee of Simmons 2024 Revocable Trust dated June 14, 2024,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being a certain condominium apartment situated in Davidson County, Tennessee, and further known as Unit No. H-4 of West Meade Condominium N/K/A Avenue Nashville West, Inc., a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for West Meade Condominium N/K/A Avenue Nashville West, Inc., of record in Book 5923, Page 704; and as amended in Book 6277, Page 653; in Book 7333, Page 415; in Book 7333, Page 418; in Instrument No. 20120724-0065040 (changing the name); and Scriveners. Affidavit in Instrument No. 2012-0817-0074026, Register's Office for Davidson County, Tennessee; including without limitation; those By-Laws appended thereto, of record in Book 5923, Page 740, said in Register's Office, as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of West Meade Condominium N/K/A Avenue Nashville West, Inc., for placement of Units. of record in Book 5200, Page 430, said Register's Office, for more complete identification and description of such Unit.

Being the same property conveyed to Thomas Karl Baker and Marion Leigh Baker by Quitclaim Deed from Mark L. Hooper, Kathy Hooper Baker and Scott A. Hooper, Heirs to the Estate of Glenna R. Hooper, of record in Instrument No. 20230322-0020752 Register's Office for Davidson County, Tennessee, dated March 17, 2023 and recorded on March 22, 2023.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2026 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 6680 Charlotte Pike, H4, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 26th day of November, 2025.

Thomas Karl Baker (SEAL)
Thomas Karl Baker

Marion Leigh Baker (SEAL)
Marion Leigh Baker by Thomas Karl Baker,
Attorney-In-Fact
by Thomas Karl Baker
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of November, 2025, before me personally appeared Thomas Karl Baker and Thomas Karl Baker, 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 26th day of November, 2025.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Signature
My commission expires: 11.5.29

STATE OF Tennessee
COUNTY OF Davdison

Personally appeared before me, the undersigned, a Notary Public, in and for said State and County, the within named **Thomas Karl Baker**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Marion Leigh Baker**, pursuant to a Specific Power of Attorney dated 11/24/25 and filed of record in Instrument No. _____, in the Register's for Davidson County, Tennessee, and further acknowledged that he executed the same as the free act and deed of Marion Leigh Baker, as his attorney in fact.

Witness my hand, at office, this 21st day of November, 2025.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Signature
My commission expires: 11.5.29

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $186,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 26th day of November, 2025.

Notary Signature
My commission expires: 11.5.29

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Greg Fairbetter, 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 11/26/25 (date of document).

Affiant Signature

11/26/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26th day of November, 2025.

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

Notary Signature

MY COMMISSION EXPIRES: 3/22/26

NOTARY'S SEAL