Name and Address of New Owner:
Michael Thomas Baker and Ashley Amanda Doris
1016 Downey Drive
Nashville, TN 37205

Karen Johnson Davidson County
Batch# 1351890 DEEDWARR
12/01/2025 12:23:30 PM 4 pgs
Fees: $23.00 Taxes: $2,220.00
20251201-0095083

Send Tax Bills To:
New Owner

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

Map & Parcel No: 115 02 0 001.00

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, married and Marion Leigh Baker**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Michael Thomas Baker and Ashley Amanda Doris, joint tenants with full rights of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Brook Meade Addition, Section 1 of record in Plat Book 2663, Page 53, the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Thomas Karl Baker and Marion Leigh Baker by Executor's Deed from Thomas Karl Banker, Personal Representative of the Estate of Ruth Claire Baker, dated March 31, 2023, of record in Instrument No. 20230411-0026318, in the Register's Office for Davidson County, Tennessee.

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: 1016 Downey Drive, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 21st day of November, 2025.

Thomas Karl Baker (SEAL)

Thomas Karl Baker

Marion Leigh Baker by Thomas Karl Baker (SEAL)

Marion Leigh Baker, by Thomas Karl Baker,
Attorney-In-Fact

Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of November, 2025, before me personally appeared 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 21st day of November, 2025.

Notary Signature
My commission expires: 3/22/26

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

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 _____ and filed of record in Instrument No.202512010095082, 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.

Notary Signature
My commission expires: 3/22/26

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

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 $600,000.00, 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 21st day of November, 2025.

Notary Signature
My commission expires: 3/22/26

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

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 11/21/25 (date of document).

Affiant Signature

11/25/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th 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