This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $502,000.00.

Affiant

Subscribed and sworn before me this the 26th day of November, 2025.

Notary Public
My commission expires: 3.20.28

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1352955 DEEDWARR
12/02/2025 04:06:30 PM 4 pgs
Fees: $23.00 Taxes: $1,857.40
20251202-0095614

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Joshua Baker	PNC Bank, N.A	053-08-0A 007.00
2127 Lakeshore Dr.	PO Box 8800	
Old Hickory, TN 37138	Dayton, OH 45482-0340	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SCOTT GARRETT AND DON DENNING AND RADLEY HENDRIXSON**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **JOSHUA BAKER, AN UNMARRIED MAN**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No 2127 on the Plan of Condominium Plat of PHASE ONE, LAKESHORE POINTE CONDOMINIUMS, of record in Plat Book 9700, Page 704, and Master Deed for LAKESHORE POINTE CONDOMINIUMS of record in Book 11053, Page 690, as Amended in Instrument No. 20121005-0091619, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Don Denning, Radley Hendrixson, and Scott Garrett by deed dated 06/16/2025, from Michael Balka and wife, Lorrie Balka, of record in Instrument No. 20250627-0050735, Register's Office for said County.

Also being the same property conveyed to Michael Balka and wife, Lorrie Balka, by deed dated 05/26/2016, from Radley Hendrixson and J. Dale Harmon, of record in Instrument No. 20160527-0053675, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2127 Lakeshore Dr., Old Hickory, TN 37138.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 26th day of November, 2025.

Scott Garrett

Don Denning

Radley Hendrixson

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Scott Garrett, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of November, 2025.

My commission expires: 4/17/28

Notary Public

JUSTIN MOONEYHAM
TENNESSEE
NOTARY
PUBLIC
COUNTY OF COFFEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Don Denning, and Radley Hendrixson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of November, 2025.

My commission expires:

Notary Public

Witness my hand this the 26th day of November, 2025.

Scott Garrett

Don Denning

Radley Hendrixson

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Scott Garrett, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of November, 2025.

My commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Don Denning, and Radley Hendrixson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of November, 2025.

My commission expires:

9-7-26

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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

12/1/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1 day of December, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

