WARRANTY DEED

(SEAL)

Karen Johnson Davidson County
Batch# 1359922 DEEDWARR
12/18/2025 04:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20251218-0100821

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF December, 2025.

Notary Public
MY COMMISSION EXPIRES: _____

KRYSTAL M SCHUSTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-24-2027

File #25-TL-0700-33

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Maria A. Allen	**New Owner**	
(NAME)	(NAME)	
700 James Avenue, Unit 33	**Property**	**091 05 0W 055.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

ALICE DORINDA PENRICE LEACH AND BRADLY BAER, A MARRIED COUPLE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

MARIA A. ALLEN, AN UNMARRIED WOMAN,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit 55, of THE ROWS AT THE ANNEX, A Horizontal Property Regime with Private Elements, as stated and recorded in Instrument Number 20180516-0046957, as Amended in Instrument No. 20190814-0080842, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Alice Dorinda Penrice Leach, an unmarried woman and Bradley Baer (correctly Bradly Baer), unmarried, joint tenants with rights of survivorship, by Warranty Deed from 670 James Avenue LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20200218-0018054, in the Register's Office of Davidson County, Tennessee, dated February 14, 2020 and recorded on February 18, 2020. The said Bradley Baer is one and the same as Bradly Baer. Alice Dorenda Penrice Leach and Bradly Baer have since married each other.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of B. F. COCKRILLS FARM SUBDIVIDED, as recorded in Plat Book 161, Page(s) 134 and 135.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20170501-0042517; Joinder to Declaration recorded in Instrument No. 20170829-0088856; as Amended and Restated in Instrument No. 20180516-0046957, as Amended in Instrument No. 20190814-0080842.
* Easement for Public Utility, recorded in Instrument No. 20160822-0087389.
* Easement for Ingress/Egress, recorded in Instrument No. 20161130-0125464 and Instrument No. 20170210-0014164.
* Easement for Right of Way, recorded in Instrument No. 20180730-0073896.
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **ALICE DORINDA PENRICE LEACH** as Attorney-in-Fact for **BRADLY BAER**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number 202512180100820, Register's Office for **Davidson** County, Tennessee.*

This is ____ **unimproved** __X__ **improved** property known as: 700 James Avenue, Unit 33, Nashville, TN 37209.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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/our hand(s) this the 16th day of December, 2025.

Alice Dorinda Penrice Leach

Bradly Baer by Alice Dorinda Penrice Leach, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ALICE DORINDA PENRICE LEACH**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **BRADLY BAER**, and who acknowledged he/she/they executed the same as the free act and deed of the said **BRADLY BAER**.

Witness my hand and official seal this **16th** day of **December**, **2025**.

Notary Signature
My Commission Expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

Certificate of Authenticity

I, Krystal Schuster, 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 12/16/25.

Date

Affiant Signature

12/16/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16 day of December, 20 25.

Notary's Signature

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1/30/27

Date

Notary's Seal (if on paper)