THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corporation 5107 Maryland Way Brentwood, TN 37027 P25-17329-BW	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 930,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF December, 2025. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1365974 DEEDWARR
01/06/2026 08:26:30 AM 3 pgs
Fees: $18.00 Taxes: $3,441.00
20260106-0000658

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Iron & Oak Properties, LLC, an Alabama Limited Liability Company	New owner	
2176 Carson Street Apt. 5	24 Baldwin Rd.	105-16-0S-011.00-CO
Nashville, TN 37211	Decatur, AL 35603	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Christopher Baxley, a married man**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Iron & Oak Properties, LLC, an Alabama Limited Liability Company**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 11 on the plan of Cityview South, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Cityview South, a Horizontal Property Regime with Private Elements of record as Instrument No. 20210222-0020915, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to RSD Carson Street, LLC, a Tennessee limited liability company by Special Warranty Deed from IPA Partners, LLC, a Tennessee limited liability company of record in Instrument No. 20210212-0020610 Register's Office for Davidson County, Tennessee, dated February 12, 2021 and recorded on February 12, 2021.

Being a portion of the same property conveyed to RSD Carson Street, LLC, a Tennessee limited liability company by Quit Claim Deed from IPA Partners, LLC, a Tennessee limited liability company of record in Instrument No. 20210212-0020611 Register's Office for Davidson County, Tennessee, dated February 12, 2021 and recorded on February 12, 2021.

Being the same property conveyed to Christopher Baxley, a married man by Special Warranty Deed from RSD Carson Street, LLC, a Tennessee limited liability company of record in Instrument No. 20240320-0019131 Register's Office for Davidson County, Tennessee, dated March 18, 2024 and recorded on March 20, 2024.

Said property has never been a primary or marital residence of the herein Grantor or spouse.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **2176 Carson Street Apt. 5, Nashville, TN 37211**

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this the 30 day of December, 2025.

Christopher Baxley

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Christopher Baxley,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 30 day of December, 2025.

My Commission expires: Nov 8 2027

Notary Public

R.L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Emily Manno, 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 **12/30/25**.

Date

Affiant Signature

12/30/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **30** day of **December**, 20**25**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026