WARRANTY DEED

File #26-110

LAURA DESMOND
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of February, 2026

Notary Public

MY COMMISSION EXPIRES: 8/10/2029

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erin Nicole Joyce	~~NEW OWNER~~ Nexa	136-10-0B-069.00-CO
(NAME)	(NAME)	
3559 Seneca Forest Dr.	5559 S, Sossaman Rd	
(ADDRESS)	Building 1 Ste # 101 (ADDRESS)	
Nashville, TN 37217	Mesa, AZ 85212	
(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, I, **Jean P. Baker, a single woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Erin Nicole Joyce, a single woman**, HEREINAFTER CALLED THE GRANTEE, HER 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 28-A on the Plan of A Revision of Lots 21-32, 39 and 40 on Condominium Site plan lots 21-40, Section 5, Priest Lake Forest as of record in Plat Book 6250, page 49 as amended in Book 9680, page 157 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jean P. Baker by Warranty Deed from Jeffery V. Burton and Mary Jennifer Burton of record in Instrument No. 20001019-0103829 Register's Office for Davidson County, Tennessee.

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.

unimproved ☐
This is improved ☒ property, known as 3559 Seneca Forest Drive, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Karen Johnson
Batch # 1386459
02/27/2026 09:57 AM
Fees: $13.00 Taxes: $832.50

Davidson County
DEEDWARR
2 pgs

20260227-0015609

IN WITNESS WHEREOF, the said Grantors have hereunto set their signatures to be effective as of the ____ day of _____, 2026.

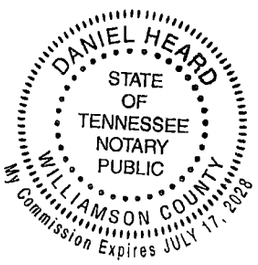
Jean P. Baker
Jean P. Baker

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 20th day of February, 2026, before me personally appeared Jean P. 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 20th day of February, 2026.

Notary Signature
My commission expires: 7.17.28



RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027