Karen Johnson Davidson County
Batch# 1397384 DEEDWARR
03/25/2026 12:32:30 PM 3 pgs
Fees: $18.00 Taxes: $3,182.00
20260325-0023699

WARRANTY DEED

MEGAN REED
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $660,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF MARCH, 2026.

Notary Public

MY COMMISSION EXPIRES: 2/26/30
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Jessica Baltuth and Keeble Baltuth	new owner	145 15 0A 032.00
(NAME)	(NAME)	
5214 Shenandoah Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Jessie Lynn Foster, unmarried**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Keeble Baltuth, 60% interest and Jessica Baltuth, 40% interest, as tenants in common with rights of survivorship,** hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of DAVIDSON, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Unit No. 4B, PHASE IV, together with the appurtenant interest in the common elements of STRATFORD PLACE RESIDENTIAL CONDOMINIUM a horizontal property regime established by Master Deed, of record in Book 6472, Page 47, amended in Book 7140, Page 592, rerecorded in Book 7234, Page 801, Book 7353, Page 472, Book 7426, Page 234, Book 7756, Page 116 and Book 7903, Page 652, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as exhibit "A" to the aforementioned Master Deed and being located upon Lot No. 4 on the Plan of Revised Plan of STRATFORD PLACE of record in Plat Book 6250, Page 560, amended in Book 7353, Page 472, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jessie Lynn Foster and wife, Carolyn MacDonald Foster, by Warranty Deed from Patricia A. Ziegler, unmarried, of record in Book 8913, Page 164, in the Register's Office of Davidson County, Tennessee, dated April 05, 1993 and recorded on April 12, 1993. Carolyn MacDonald Foster died on 2/13/2020, leaving Jessie Lynn Foster as the surviving tenant by the entirety. George Davis having been appointed as Conservator for Jessie Lynn Foster, Docket No. 24P-729 in the Circuit Court for Davidson County, Tennessee at Nashville.

This conveyance is subject to the following:
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of STRATFORD PLACE, as recorded in Plat Book 6250, Page(s) 220. .
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED STRATFORD PLACE, as recorded in Plat Cabinet 6250, Page(s)/Slides(s) 560..
Declaration of Covenants, Conditions and Restrictions recorded in In Master Deed of record in Book 6472,

Page 47 amended in Book 7140, Page 592, re-recorded in Book 7234, Page 801 and amended in Book 7353, Page 472; Book 7426, Page 234; Book 7756, Page 116, Book 7903, Page 652, Instrument No. 20040402-0037662 and Instrument No. 20130425-0041343..
Agreement of record in Book 6430, Page 601.
Charter for Stratford Place Residential Condominiums of record in Book 6912, Page 395.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 5214 Shenandoah Court, Nashville, TN 37220
(House No.) (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 successors 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.

Effective the 24th day of March, 2026.

Jessie Lynn Foster by George Davis, Conservator
Jessie Lynn Foster, by George Davis as Conservator

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 24th day of March, 2026, before me personally appeared George Davis, as Conservator for Jessie Lynn Foster, 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 (or person's) free act and deed.

Notary Public
My Commission Expires: 6-27-26

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 24th day of March, 2026.

K. Thomas Sidwell
Date: 3-24-26

STATE OF Tennessee

COUNTY OF Williamson

Sworn to and subscribed before me this 24th day of March, 2026.

Notary Public
My Commission Expires: 12-1-29

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY