WARRANTY DEED

Karen Johnson Davidson County
Batch# 1412269 DEEDWARR
04/28/2026 03:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,045.25
20260428-0037394

File No. AP-26-1891

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $282,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of April, 2026

Notary Public

MY COMMISSION EXPIRES: 01/30/2029 (AFFIX SEAL)

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul Bascom Baynes	New Owner	
(NAME)	(NAME)	
806 Olympic Street, #305		105-02-3F-305.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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/we, **Matthew J. Seitz, Trustee of Matthew J. Seitz Revocable Living Trust dated March 10, 2014 and Amy M. Seitz, Trustee of Amy M. Seitz Revocable Living Trust dated March 10, 2014**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Paul Bascom Baynes,** unmarried man, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 305 of The Alina, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Alina, of record in Instrument Number 20200415-0039348 and First Amendment Instrument Number 20200609-0058742, and Instrument No. 20200721-0079746, Instrument No. 20200727-0082071 and Instrument No. 20200827-0097052 and Instrument No. 20201030-0127250 and Instrument No. 20210309-0030977, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Master Deed.

Being the same property conveyed to Matthew J. Seitz, Trustee of The Matthew J. Seitz Revocable Living Trust Dated March 10, 2014 and Amy M. Seitz, Trustee of the Amy M. Seitz Revocable Living Trust Dated March 10, 2014 by Warranty Deed from 806 Olympic LLC, A Michigan limited liability company of record in Instrument No. 20210312-0033552 Register's Office for Davidson County, Tennessee, dated March 10, 2021 and recorded on March 12, 2021.

This is property more commonly known as 806 Olympic Street, #305, Nashville, TN 37203.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this _____ day of April, 2026.

Matthew J. Seitz Revocable Living Trust dated March 10, 2014

By: Matthew J. Seitz Trustee
Matthew J. Seitz, Trustee

Amy M. Seitz Revocable Living Trust dated March 10, 2014

By: Amy M. Seitz Trustee
Amy M. Seitz, Trustee

STATE OF Massachusetts
COUNTY OF Worcester

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Matthew J. Seitz, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Trustee of the Matthew J. Seitz Revocable Living Trust U/A/D March 10, 2014 the within named bargainor, and that he as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself as Trustee.

Witness my hand, at office, this 17th day of April, 2026.

Notary Signature
My commission expires: June 26, 2031

KENIA CARVAJAL BAUTISTA
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires On
06/26/2031

STATE OF Massachusetts
COUNTY OF Worcester

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Amy M. Seitz, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the Trustee of the Amy M. Seitz Revocable Living Trust U/A/D March 10, 2014 the within named bargainor, and that she as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by herself as Trustee.

Witness my hand, at office, this 17th day of April, 2026.

Notary Signature
My commission expires: June 26, 2031

KENIA CARVAJAL BAUTISTA
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires On
06/26/2031

Certificate of Authenticity

I, Linzie Hahn, 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 4/23/26.

Date

L Hahn

Affiant Signature

4/23/26

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 23rd day of April, 2026.

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

