THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260454268** Karen Johnson Davidson County Batch # 1418674 DEEDWARR 05/11/2026 10:49:09 AM 2 pgs Fees: $13.00 Taxes: $869.50 20260511-0042184	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $235,000.00. Affiant Subscribed and sworn to before me, this 8th day of May, 2026. Notary Public My Commission Expires:

ABIGAIL WOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2029

WARRANTY DEED

Address New Owner: Amanda Gold Johnson 5971 Asberry Court Nashville, TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131 01 0D 201.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Haley Baker Atkinson f/k/a Haley A. Baker, now married, and Matthew G. Baker, married, as tenants in common** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Amanda Gold Johnson, married**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit #23-A, aka Unit 201, as shown on the Plat of GEORGETOWN APARTMENTS, a Condominium, of record in Plat Book 5200, Page 4, Register's Office for said County, together with an undivided interest in the common elements of 5025 Hillsboro Homeowner's Association as described in the Master Deed of record in Book 5211, Page 325, amended in Book 5616, Page 133 and Book 6079, Page 516; with Appointment of Successor Trustee of record in Book 10225, Page 413 and Instrument No. 20120823-0076049 and Resolution of record in Instrument No. 20120731-0067332, said Register's Office.

Being the same property conveyed to Haley A. Baker, unmarried and Matthew G. Baker, married, as tenants in common with right of survivorship, by Warranty Deed from Brian N. Proctor, unmarried, of record in Instrument No. 20200901-0099308, in the Register's Office of Davidson County, Tennessee, dated August 31, 2020, and recorded on September 01, 2020.

William Carter Atkinson joins in this conveyance for the purpose of conveying all right, Title, and interest they may have in and to the above described property as spouse of Haley Baker Atkinson.

Said property was never the marital residence of Matthew G. Baker.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GEORGETOWN APARTMENTS, as recorded in Plat Book 5200, Page(s) 4.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing 5025 Hillsboro Homeowners' Association Condominium of record in Book 5211, Page 325, amended in Book 5616, Page 133 and Book 6079, Page 516; with Appointment of Successor Trustee of record in Book 10225, Page 413 and Instrument No. 20120823-0076049 and Resolution of record in Instrument No. 20120731-0067332; also subject to easements, rights and interests 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 building thereon.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4308, Page 575.

Easement for Sanitary Sewer, recorded in Book 4308, Page 650.

Easement for Overhead Line, recorded in Book 7873, Page 859.

Easement recorded in Instrument No. 20110620-0047283 and Instrument No. 20150505-0040558.

Charter for 5025 Hillsboro Homeowners' Association recorded as Book 5233, Page 459.

This is improved property located at 5025 Hillsboro Pike Unit 23A Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of May, 2026.

Haley Baker Atkinson f/k/a Haley A. Baker

Matthew G. Baker

William Carter Atkinson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Haley Baker Atkinson f/k/a Haley A. Baker, Matthew G. Baker, and William Carter Atkinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of May, 2026.

Notary Public
My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028