This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-25708-AP

Karen Johnson Davidson County
Batch# 1429695 DEEDWARR
06/09/2026 10:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20260609-0051850

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $435,000.00.

Affiant

Subscribed and sworn to before me, this the 5th day of June, 2026.

Notary Public
My Commission Expires: 1/22/30

STATE OF TENNESSEE NOTARY PUBLIC CHARLES D LIGHTSEY DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jennifer P. Owen 3357 Golf Club Lane Nashville, TN 37215	New Owner	117-07-0K-029-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 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, **David W. Baka, an unmarried man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jennifer P. Owen, an unmarried woman**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING that certain condominium apartment unit in Davidson County, Tennessee, and being known as Unit No. 3357 on the plan of Golf Club Place Condominium (Hillsboro Pike and Golf -Club Lane) as of record at Plat Book 9700, page 293, and as described in the Master Deed. as, of record in Book 10283, page 431, as of record in the Register's Office for said County, to which reference is hereby made and the same incorporated herein for a complete description of said Unit and of the conveyance hereby made, and together with all fixtures, appliances, wall-coverings, carpets and floor coverings and/or other improvements therein and with the undivided interest in the General and Limited Common Elements appurtenant thereto

Being all of the property conveyed to David W. Baka, by deed from David W. Baka and Virginia T. Baka, Co-Trustees of The Baka Living Trust, as divorced persons, of record in Instrument No. 20170503-0043285, Register's Office for Davidson County, Tennessee, dated April 27, 2017 and recorded on May 3, 2017.

This is improved property located at: **3357 Golf Club Lane, Nashville, TN 37215**

This conveyance is made subject to 1) Property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 5th day of June, 2026

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GRANTOR:

David W. Baka

David W. Baka

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared David W. Baka, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 5th day of June, 2026.

Notary Public
My Commission expires: 11/17/2029



CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 6-5-2026.

Affiant Signature — Date: 6-5-2026

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 6-5-2026.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY