Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 260554503

Karen Johnson Davidson County
Batch # 1432950 DEEDWARR
06/12/2026 09:19:50 AM 2 pgs
Fees: $13.00 Taxes: $1,072.63
20260612-0053357

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $289,900.00.

Affiant

Subscribed and sworn to before me, this 11th day of June, 2026.

Notary Public
My Commission Expires:

HOLLY WHITE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jalen Chaz Baylis 1749 Red Jacket Dr Antioch TN 37013	New Owner	Tax Parcel ID No. 173-05-0A-175.00-CO

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, **Nathan Alan Altman, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jalen Chaz Baylis , an unmarried man**, ("Grantees"), his 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 No. 175, on the Plan of Barnes Crossing Planned Unit Development, established by Master Deed of record in Instrument No. 20050721.0084791 and plat shown as Exhibit "D" thereto, re-recorded in Instrument No. 20050805-0092480, amended in Instrument No. 20051114-0136938, further amended In Instrument No. 20071227-0147998, Register's Office far said County, to which plan reference Is hereby made for a more complete description.

Being the same property conveyed to Nathan Alan Altman, a single man by Warranty Deed from Eneda Duka and Denis Duka, wife and husband, wife and husband of record in Instrument No. 20201030-0127373 Register's Office for Davidson County, Tennessee, dated October 28, 2020 and recorded on October 30, 2020 and Scrivener's Affidavit recorded on November 23, 2020, in Instrument No. 20201123-0137295.

Kristen Altman joins in this conveyance for the purpose of conveying all right, title and interest she may have in and to the above said property as spouse of Nathan Alan Altman.

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.

Taxes for the year 2026, a lien not yet due and payable.

All matters as shown on the P.U.D. Boundary Plat of record in Instrument No. 20050128-0010427, in the Register's Office for Davidson County, Tennessee.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Barnes Crossing, Phase One and By-Laws appended thereto of record in Instrument No. 20050721-0084791, as re-recorded to add Phase Number in Instrument No. 20050805-0092480, and amended in Instrument No. 20051114-0136938, Instrument No.

20071227-0147998 and Book 6791, Page 479, Register's Office for Davidson County, Tennessee.

Easement to Metropolitan Government of record in Instrument No. 20050811-0095171 and Instrument No. 20050721-0084791, in the Register's Office for Davidson County, Tennessee.

Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20131021-0109630, in the Register's Office for Davidson County, Tennessee.

Easement Agreement of record in Instrument No. 20181210-0120117, and Instrument No. 20190320-0025476, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 1749 Red Jacket Dr Antioch TN 37013

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, Grantors have executed this instrument on this 11th day of June, 2026.

Nathan Alan Altman

Kristen Altman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nathan Alan Altman and Kristen Altman, 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 11th day of June, 2026.

Notary Public

My Commission Expires: 5/8/2028

