THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P26-9785-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,750,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July 2026 Notary Public MY COMMISSION EXPIRES: 11-5-29 (AFFIX SEAL)

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew Gray McMackin	NEW OWNER	
1616 West End Avenue Unit 2201		092-12-4A-083.00-CO
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, **Sterling R. Baker and Amy L. Baker, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrew Gray McMackin, an unmarried man**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being Unit No. 2201 as established in Declaration of Covenants, Conditions and Restrictions for The Residences at Broadwest, a condominium, a Horizontal Property Regime with Private Elements of record at Instrument No 20201123-0137217, as amended by First Amendment to Declaration for The Residences at Broadwest filed in Instrument Number 20210817-0111256, in the Register's Office of Davidson County, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Amy L. Baker and Sterling R. Baker, wife and husband by Warranty Deed from Mark Goodman and Suzanne Goodman, husband and wife of record in Instrument No. 20231106-0086491 Register's Office for Davidson County, Tennessee, dated November 01, 2023 and recorded on November 06, 2023. Sterling R. Baker and Sterling R. Baker, II are one and the same.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as 1616 West End Avenue Unit 2201, Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1453335 DEEDWARR
08/03/2026 02:45:30 PM 3 pgs
Fees: $18.00 Taxes: $6,475.00
20260803-0071367

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 our hands this the 30th day of July, 2026.

Sterling R. Baker, II
Sterling R. Baker, II

Amy L. Baker
Amy L. Baker

STATE OF Virginia
COUNTY OF Chesterfield
by audio video communication
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sterling R. Baker, II the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 30th day of July, 2026.

My Commission expires: 03/31/2028

Albert Lamont Johnson
Notary Public

Albert Lamont Johnson
REGISTRATION NUMBER
7660470
COMMISSION EXPIRES
March 31, 2028

STATE OF Virginia
COUNTY OF Chesterfield
by audio video communication
Notarized remotely online using communication technology via Proof.
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Amy L. Baker, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 30th day of July, 2026.

My Commission expires: 03/31/2028

Albert Lamont Johnson
Notary Public

Albert Lamont Johnson
REGISTRATION NUMBER
7660470
COMMISSION EXPIRES
March 31, 2028

Notarized remotely online using communication technology via Proof.

Tennessee Certification of Electronic Document

I, Hillary Monroe Smith, 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 correct copy of the original document executed and authenticated according to law on July 30, 2026. (date of document).

Signature

Date: 7-30-26

STATE OF Tennessee
COUNTY OF Davidson

Sworn and subscribed before me this the 30th day of July, 2026.

Tracey Perry
Notary Public

My commission Expires: 11-5-29

TRACEY PERRY
SEAL
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON