THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE, COUNTY OF Davidson
Bankers Title & Escrow Corporation 3310 West End Avenue, Ste 540 Nashville, TN 37203 P25-9091-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2,700,000.00. Tracy Perry Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF November, 2025. Elizabeth Yerger Notary Public MY COMMISSION EXPIRES: 5/9/2026. (AFFIX SEAL)

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MISSION EXPIRES 5-9-2026

Karen Johnson Davidson County
Batch # 1342439 DEEDWARR
11/06/2025 10:15:28 AM 6 pgs
Fees: $33.00 Taxes: $9,990.00
20251106-0088471

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Yellow House Trust	FBMM	
820 Overton Lane	P.O. Box 340020	146-06-0-013.00
Oak Hill, TN 37220	Nashville, TN 37203-0020	
(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, WE,

Ward Ashley Baker, individually as devisee of The Estate of James T. Baker, Jr. and as Executor of The Estate of James T. Baker, Jr., and Ronald Wayne Baker, and Beth Baker, Edward Lee Baker, Gene Arvin Baker, Jr and Victoria Baker, as heirs at law of Gene Arvin Baker, Sr.
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

The Yellow House Trust UAD September 19, 2016,
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:

The following described tracts of land in Davidson County, Tennessee:

Tract No. One:

Being the Southeasterly 205 feet front of Lot No. 5 on the map of Overton Park, as of record in Plan Book 2, Page 171, Chancery Court at Nashville, Tennessee, described as follows:

Beginning at a point in the Northeasterly margin of Overton Avenue, the common corner of lots Nos. 4 and 5; thence with the Northeasterly margin of said Overton Avenue, North 38 degrees 10 minutes West 205 feet to a point; thence Northeastwardly 415 feet, more or less, to a point in the dividing line between lots 3 and 5; thence South 31 degrees 30 minutes East 427 feet to a point in the North line of lot No. 4, the common corner of lots 3 and 5; thence South 83 degrees 30 minutes West 420 feet to the point of beginning.

Being the same property conveyed to Lillian Whitmore Baker and James T. Baker, Jr., by Quitclaim Deed from

James T. Baker, Sr. and wife, Lillian Whitmore Baker, and James T. Baker, Jr., of record in Book 7477, page 560, Register's Office for Davidson County, Tennessee.

Tract No. Two:

Beginning at the Northwest corner of Lot A on the Plan of Five Oaks Subdivision of record in Plan Book 2854, Page 125, Register's Office for Davidson County, Tennessee, said point being in the Northeasterly margin of Overton Lane; thence along the Northerly boundary of Lot A North 83 degrees 30 minutes East 235.39 feet to a point in said margin; thence South 67 degrees 29 minutes 45 seconds West 208.07 feet to a point in the Northeasterly margin of Overton Lane; thence Northeasterly 67.4 feet, more or less, along said margin to the point of beginning.

Being the same property conveyed to Lillian Whitmore Baker and James T. Baker, Jr., by Quitclaim Deed from James T. Baker, Sr. and wife, Lillian Whitmore Baker, and James T. Baker, Jr., of record in Book 7477, page 560, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lillian Whitmore Baker and James T Baker, Jr , as tenants in common by Quitclaim deed from Lillian Whitmore Baker and James T Baker, Jr joint tenants with right of survivorship of record in Instrument No. 20040430-0049513 Register's Office for Davidson County, Tennessee, dated 4/21/2004 and recorded on 4/30/2004.

Lillian Whitmore Baker died, testate, on September 17, 2005 and her Last Will and Testament, of record in Instrument 20070314-0031410, Register's Office of Davidson County, Tennessee, was admitted for Probate under Docket No. 05P-1724 in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division). Pursuant to the terms of said Last Will & Testament, Lillian's interest in the herein-described property was devised to James Turk Baker Jr, Ronald Wayne Baker and Gene Arvin Baker Sr.

Gene Arvin Baker Sr. died, intestate, on June 10, 2021, thereby vesting his interest into his heirs at law: his widow, Victoria Baker, and his three (3) adult children, namely: Gene Arvin Baker Jr., Edward Lee Baker and Beth Baker. See Also: Affidavit of Heirship recorded in Instrument No. 20251106-0088467, Register's Office for Davidson County, Tennessee.

James Turk Baker, Jr. died, testate, on March 19, 2025 and his Last Will & Testament was admitted for Probate under Docket No. 25P-871 in the Circuit Court of Davidson County, Tennesssee (Probate Court). Pursuant to the terms of said Last Will & Testament, James' interest in the herein-described property was devised to Ward Ashley Baker.

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 improved property known as **820 Overton Lane, Oak Hill, TN 37220**

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.

{Signature Pages to Follow}

Witness our hands this the 4 day of November, 2025.

ESTATE OF JAMES TURK BAKER, JR.

By: Ward Ashley Baker
Ward Ashley Baker
Its: Executor and Devisee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, **Ward Ashley Baker,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained by signing individually and as Executor of the Estate of James Turk Baker, Jr.

Witness my hand and official seal at office, this 4 day of November, 2025.

My Commission Expires: HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-8-2028

NOTARY PUBLIC

Beth Baker Ward Ashley Baker
Beth Baker by Ward Ashley Baker, Attorney-in-Fact
Attorney in fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named **Ward Ashley Baker**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Power of Attorney for **Beth Baker**, and that this instrument was executed on behalf of the said Beth Baker for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. 20251106-0088469 in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 4 day of November, 2025.

My Commission Expires: HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-8-2028

NOTARY PUBLIC

Edward Baker Ward Baker
attorney in fact

Edward Lee Baker by Ward Ashley Baker, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named **Ward Ashley Baker**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Power of Attorney for **Edward Lee Baker**, and that this instrument was executed on behalf of the said Edward Lee Baker for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. 20251106-0088470, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 4 day of November, 2025.

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

NOTARY PUBLIC

My Commission Expires:

Gene Baker Ward Ashley Baker
attorney in fact

Gene Arvin Baker, Jr by Ward Ashley Baker, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named **Ward Ashley Baker**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Power of Attorney for **Gene Arvin Baker Jr.**, and that this instrument was executed on behalf of the said Gene Arvin Baker Jr. for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. 20251106-0088468 in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 4 day of November, 2025.

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

NOTARY PUBLIC

My Commission Expires:

Victoria Baker

Victoria Baker

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, **Victoria Baker,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 4 day of November, 2025.

NOTARY PUBLIC

My Commission Expires: _____

HILLARY MONROE SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

Ronald Wayne Baker

Ronald Wayne Baker

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, **Ronald Wayne Baker,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 4th day of November, 2025.

My Commission Expires: 10-4-27

NOTARY PUBLIC

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY