Prepared By and Upon Recording
Return to:

Baker Donelson Bearman Caldwell & Berkowitz, P.C.
1600 West End Ave, Suite 2000
Nashville, TN 37203
Attn: John A. Gupton III

Karen Johnson Davidson County
Batch# 1356861 DEEDWARRSP
12/11/2025 01:02:30 PM 8 pgs
Fees: $43.00 Taxes: $1,665.00
20251211-0098759

ADDRESS NEW OWNER	MAP/PARCEL	SEND TAX BILLS TO:
Ellington Inc. 3694 Moon Bend Road Chapel Hill, TN 37034 ATTN: Isaac Zimmerle	Map No. 147-03-A Parcel Nos. 026.00CO 029.00CO 034.00CO 036.00CO 066.00CO	Same as New Owner

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **GORDON W. BAKER AND JULIA B. BAKER, TRUSTEES OF BAKER JOINT REVOCABLE TRUST DATED JULY 16, 2020** (collectively, "Grantor"), has transferred, bargained, sold, granted and conveyed, and by these presents does hereby transfer, bargain, sell, grant and convey to **ELLINGTON INC**, a Tennessee corporation company ("Grantee"), Grantees successors and assigns, certain improved land in Davidson County, Tennessee, being more particularly described on **Exhibit A**, attached hereto and incorporated herein by reference (the "Property").

This is improved Property known as 441 Harding Place, Units B13, B10, B20, B18 and D20, Nashville, Davidson County, Tennessee 37211.

SUBJECT TO:

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to all matters of record and those exceptions listed on Exhibit B, attached hereto and incorporated herein by reference (collectively, the "Permitted Exceptions"). Easements, covenants, conditions, restrictions, and reservations of records; and

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee, its heirs and assigns in fee simple forever.

Except for the Permitted Exceptions, Grantor further covenants and binds themselves, their heirs and assigns to warrant and forever defend title to the Property to the Grantee, Grantees successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor but no further or otherwise.

[signature page to follow]

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed effective the 10th day of December, 2025.

Gordon W. Baker, Co-Trustee of the Baker Joint Revocable Trust dated July 16, 2020

Julia B. Baker, Co-Trustee of the Baker Joint Revocable Trust dated July 16, 2020

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a notary public of the state and county aforementioned, personally appeared Gordon W. Baker and Susan B. Baker, Co-Trustees of the Baker Joint Revocable Trust dated July 16, 2020, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, on oath, acknowledged that he/she, the within named bargainor, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, on this 10 day of December 2025.

Notary Public

My Commission Expires:
01-04-2027

[SEAL]

J. GRACE SHANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 4, 2027

4932-2715-1232

STATE OF Tennessee)
COUNTY OF Williamson)

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $450,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Subscribed and sworn to before me this 10th day of December, 2025.

NOTARY PUBLIC

My Commission Expires:

2-27-28

DANA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

4932-2715-1232

Exhibit A

TRACT 1
Being Unit No B-10 & B-18 of the Harding Place, a Horizontal Property Regime, created under Title 66, Section 27-101, et. Seq., as amended in Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Book 6104 Page 725, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plan of Harding Place Condominiums, Condominium Apartments, of record in Book 5200 Page 571, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said Unit.

Being part of the same property conveyed to Gordon W. Baker and Julia B. Baker, Co-Trustees of the Baker Joint Revocable Trust by Quitclaim Deed from Gordon W. Baker and Julia B. Baker of record in Instrument No. 20200728-0082431, Register's Office for Davidson County, Tennessee, and dated July 16, 2020.

TRACT 2
Being Unit B-13 on the Plan of Harding Place Condominium created under Title 66, Chapter 27, Sections 101, et. seq., as amended, TCA, and as established by a Master Deed of record in Book 6104, page 725, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Harding Place Condominiums of record in Book 5200, page 571 and page 572, said Register's Office, for a more complete identification and description of said Unit.

Being the same property conveyed to Gordon W. Baker and Julia B. Baker, Co-Trustees of the Baker Joint Revocable Trust by Quitclaim Deed from Gordon W. Baker and Julia B. Baker of record in Instrument No. 20200728-0082421, Register's Office for Davidson County, Tennessee, and dated July 16, 2020.

TRACT 3
Being Unit B20 of Harding Place Condominiums created under Title 66, Chapter 27, Sections 101, et. seq., as amended, Tennessee Code Annotated, as established by a Master Deed of record in Book 6104, page 725, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit set forth in Exhibit A-1 of said Master Deed. Reference is hereby to the Plat of Harding Place Condominiums of record in Book 5200, page 571, said Register's Office, for a more complete description of said Unit.

Being the same property conveyed to Gordon W. Baker and Julia B. Baker, Co-Trustees of the Baker Joint Revocable Trust by Quitclaim Deed from Gordon W. Baker and Julia B. Baker of record in Instrument No. 20200728-0082426, Register's Office for Davidson County, Tennessee, and dated July 16, 2020.

TRACT 4
Being Unit D-20, on the Plan of Harding Place Condominiums, according to the Master Deed of record in Book 6104 Page 725, in the Register's Office for Davidson County, Tennessee, and more particularly described in Plat Book 5200 Page 571, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being part of the same property conveyed to Gordon W. Baker and Julia B. Baker, Co-Trustees of the Baker Joint Revocable Trust by Quitclaim Deed from Gordon W. Baker and Julia B. Baker of record in Instrument No. 20200812-0089555, Register's Office for Davidson County, Tennessee, and dated August 10, 2020.

EXHIBIT "B"

Exceptions

1. Taxes and assessments for the year 2026, and subsequent years, not yet due and payable.

2. All matters appearing on the plan of Harding Place Condominiums of record in Book 5200 Page 571 Register's Office for Davidson County, Tennessee.

3. Subject to the Master Deed, recorded in Book 6104, Page 725 in the official records of the Davidson County Register of Deeds.

4. Charter of Harding Place Condominium Association of record in Book 6081, Page 872 Register's Office for Davidson County, Tennessee.

5. Subject to all 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.

6. Subject to the Bylaws for the Harding Place Condominium Association.

7. Subject to 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 building thereon.

I, Amy Cross Nance do hereby make oath that I am a licensed attorney and 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 this 10th day of December 2025

Dated 12-11-25

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Amy Cross Nance who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 10th day of Dec., 2025

My commission expires: 3/4/29

Notary Public

EMILY HOBBY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF MARSHALL