Karen Johnson Davidson County
Batch# 1380405 DEEDWARR
02/12/2026 02:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20260212-0011310

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $370,000.00.

Affiant

Subscribed and sworn to before me, this 9th day of February, 2026.

Notary Public

My commission expires: 7-23-27

Gregory D. Vadner State of Tennessee Notary Public Sumner County

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
174 Saundersville Rd, Ste 102, Hendersonville, TN. 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Music City Construction,LLC, a Tennessee Limited Liability Company	New Owner	**094 01 0 120.00**
163 Hidden Cove Ct	" "	
Gallatin, TN 37066	" "	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Melissa Baker, sole heir of The Estate of Andrew T. Baker

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Music City Construction,LLC, a Tennessee Limited Liability Company

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 14, on the Subdivision of Lot No. 3 of H. H. Hobsons' Subdivision as of record in Book 421, Page 78, Register's Office of said County. Said Lot No. 14 fronts 50.3 feet on the west side of South 12th Street and runs back between lines 171.2 feet on the south line and 165.6 feet on the north line to an alley on which it measures 50 feet.

Being the same property conveyed to Arnold T. Baker, unmarried by Warranty Deed from R. K. Smith and Arch Bishop Jr., dated May 5, 1951 and recorded in Book 1973, Page 80, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Andrew T. Baker by Quitclaim Deed from Arnold T. Baker joined by his spouse Hilda M. Baker, dated February 23, 2013 and recorded March 12, 2013 in Instrument No. 20130312-0024311, Register's Office of Davidson County, Tennessee. Andrew T. Baker having since died intestate on June 21, 2025, his Estate being probated under Docket No. 25P2301, in the Probate Court for Davidson County, Tennessee. Melissa Baker being his only heir at law.

This is improved property known as **704 South 12th Street, Nashville, TN 37206.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 9th day of February, 2026.

Melissa Baker

Melissa Baker – Personal Representative, Individually, and Sole Heir

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Melissa Baker, Personal Representative of the Estate of Andrew T. Baker, probate case No. 25P2301 in the probate court for Davidson County, Tennessee, also individually and sole heir with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he/she executed this instrument for the purposes contained therein.

Witness my hand and official seal this 9th day of February, 2026.

Notary Public
My Commission Expires: 3.23.27

Lenders Title Company File No. 26-001333-626

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County

Tennessee Certification of Electronic Document

I, Crystal Johnson, 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 exact copy of the original document executed and authenticated according to law on 2/9/2026 (date of document).

Affiant Signature

2/10/2026
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me this 10 day of Feb., 2026.

Notary's Signature

My Commission Expires: 3-23-27

Notary's Seal

Gregory D. Vadner
State of Tennessee
Notary Public
Sumner County