Karen Johnson Davidson County
Batch# 1381955 DEEDWARR
02/17/2026 03:28:30 PM 3 pgs
Fees: $18.00 Taxes: $3,792.50
20260217-0012595

WARRANTY DEED

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 26-10-2027

G-C-25-1803

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,025,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF FEBRUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Pamela A. Baker	**SAME AS NEW OWNER**	
(NAME)	(NAME)	
61 Lexington Avenue		**104-16-0-124.00**
(ADDRESS)	(ADDRESS)	
Cambridge, MA 02138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DREAMINC., A TENNESSEE CORPORATION,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PAMELA A. BAKER, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 145 on the Plan of Revised Plan of Geo. W. Blair's Subdivision of Belmont Heights, of record in Plat Book 332, Page 117, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to DreamInc., a Tennessee Corporation by Warranty deed from Ulrich Reese and Carmen Barbara Reese, Husband and Wife of record in Instrument No. 20160415-0036586 Register's Office for Davidson County, Tennessee, dated April 14, 2016 and recorded on April 15, 2016.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 56, revised in Plat Book 332, Page 117, Register's Office for Davidson County, Tennessee.
- Subject to Neighborhood Conservation Zoning pursuant to Metro Ordinance No. BL2005-556 in the Metro Clerk's Office for Davidson County, Tennessee, together with any restrictions imposed by the Metropolitan Historic Zoning Commission, not of record.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1803 Ashwood Avenue, Nashville, Tennessee 37212**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 13th DAY OF FEBRUARY, 2026.

DreamInc., a Tennessee Corporation

BY:_____
Joseph Kovalick, II
President

BY:_____
Sunday Camp
Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared JOSEPH KOVALICK, II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the PRESIDENT of DREAMINC., A TENNESSEE CORPORATION, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as PRESIDENT.

Witness my hand and official seal, this the 13th of February, 2026.

_____
Notary Public
My Commission Expires: 7/6/26
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared SUNDAY CAMP, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the VICE PRESIDENT of DREAMINC., A TENNESSEE CORPORATION, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as VICE PRESIDENT.

Witness my hand and official seal, this the 13th of February, 2026.

_____
Notary Public
My Commission Expires: 7/6/26
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, **Tonya Cherry,** 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 this the 13 day of February, 2026.

Affiant Signature
Date 2/13/26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 13 day of February, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

JAKE STONER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXPIRES MARCH 11, 2026