This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067
File Number: 7-9109-SL-AP

Karen Johnson Davidson County
Batch# 1429845 DEEDWARR
06/09/2026 12:10:30 PM 3 pgs
Fees: $18.00 Taxes: $647.50
20260609-0052051

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $175,000.00.

Affiant

Subscribed and sworn to before me, this the 5th day of June, 2026.

Notary Public
My Commission Expires: 9-11-26

JAKE MOORE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Marcella Arrington 186 Britishwood Drive Nashville, TN 37217	Zillow Home Loans, LLC 2600 Michelson Drive Suite 1201 Irvine, CA 92612	142 03 0A 401.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Johnna L. Baker and Gay Baker Halls, Trustees of The Baker Family Irrevocable Trust dated December 21, 2015** (individually and/or collectively, "Grantor"), transfer and convey unto **Marcella Arrington, a single woman** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land located in Davidson County, Tennessee, Unit 401 in Deerlake Retirement Community, a horizontal property regime, as shown on the Plat of DEER LAKE, A RETIREMENT COMMUNITY recorded in Plat Book 5050, Pages 28 and 29, and as Resubdivision recorded in Plat Book 5050, Pages 62 and 63, and Amended in Book 5589, Page 949, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5097, Pages 529 through 539, and in Bylaws of Deer Lake Retirement Association, Inc., of record in Book 7556, Page 354, Assignment of Rights recorded in Instrument No. 20251105-0088107 and Amended and Restated Bylaws recorded in Instrument No. 20251118-0091617, in the Register's Office of Davidson County, Tennessee to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartment owners and tenants of Deer Lake Retirement Community contained in the aforesaid master Deed and Bylaws are incorporated in the deed by reference and made a part hereof the same as though copied herein verbatim.

Being the same property conveyed to Johnna L. Baker and Gay Baker Hall, trustees of the Baker Family Irrevocable Trust dated December 21, 2015, and any amendments thereto, by Quitclaim Deed from John W. Baker and Margaret B. Baker, of record in Instrument No. 20160204-0011129, in the Register's Office of Davidson County, Tennessee, dated January 14, 2016 and recorded on February 04, 2016.

This is improved property located at: **401 Deer Lake Drive, Nashville, TN 37221**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with the said Grantee 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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, Grantor has executed this instrument on this 5th day of June, 2026.

GRANTOR:

The Baker Family Irrevocable Trust dated December 21, 2015

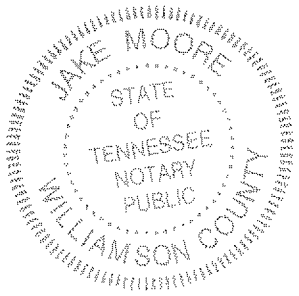
By: Johnna L Baker
Johnna L. Baker Trustee

By: Gay Hall
Gay Baker Hall, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Johnna L. Baker and Gay Baker Hall, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they are the Trustees of The Baker Family Irrevocable Trust dated December 21, 2015, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 5th day of June, 2026.



Notary Public
My Commission expires: 9-21-26

Tennessee Certification of Electronic Document

I, Emma Howard, 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 6/5/2026 (date of document).

Emma Howard
Affiant Signature

6/5/2026
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 5 day of June, 2026.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L. Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL