THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260654886**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $287,500.00. Affiant Subscribed and sworn to before me, this 14th day of July, 2026. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch # 1447821 DEEDWARR
07/16/2026 09:10:45 AM 2 pgs
Fees: $13.00 Taxes: $1,063.75
20260716-0064248

CARLIE VAN HUIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Akshay A. Grover and Daynna L. Grover 702 Arbor Springs Mt Juliet, TN 37122	New Owner	Tax Parcel ID No. 105-09-1H-034.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Scott P. Baker and Katherine L. Baker, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Akshay A. Grover and Daynna L. Grover, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 311, together with the appurtenant interest in the common elements of The Chelsea Condominiums, a horizontal property regime established by Master Deed of record in Instrument No. 20181119-0113627, amended in Instrument No. 20181128-0116220 and in Instrument No. 20190226-0017434, Register's Office for Davidson County, Tennessee, said Unit being depicted on the plat attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to SCOTT P. BAKER AND KATHERINE L. BAKER, HUSBAND AND WIFE, by deed from MAINLAND BELMONT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20190808-0078774, dated August 5, 2019, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 105-09-1H-034.00 CO.

Matters shown on the Plan of record as Instrument No. 20181119-0113627, as amended in Instrument Nos. 20181128-0116220 and 20190226-0017434, said Register's Office.

Matters shown on the Plan of record in Book 4175, page 50, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 5691, page 766, said Register's Office.

Master Deed of record as Instrument No. 20181119-0113627, amended in Instrument Nos. 20181128-0116220 and 20190226-0017434, said Register's Office.

Restrictions for Storm Water Facilities and System Agreement of record as Instrument No. 20150723-0072512, said Register's Office.

Street Right-of-Way and Pedestrian Easement of record as Instrument No. 20151216-0126629, said Register's Office.

Easement Agreement to Comcast of Nashville I, LLC, of record as Instrument No. 20180207-0012292, said Register's Office.

Restrictions for Edgehill Urban Renewal Project of record in Book 4220, page 723, said Register's Office.

This is improved property located at 1900 12th Avenue South, Unit 311 Nashville TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 14th day of July, 2026.

Scott P. Baker

Katherine L. Baker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Scott P. Baker and Katherine L. Baker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of July, 2026.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 3, 2029