THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 39358-06-2026**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $635,000.00. Affiant Subscribed and sworn to before me this 28 day of July, 2026. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 1452334 DEEDWARR
07/29/2026 09:17:30 AM 4 pgs
Fees: $23.00 Taxes: $2,349.50
20260729-0069463

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

WARRANTY DEED

Address New Owner: David A. Pavlich, Cherie A. Arnold 116 Countryside Drive Chagrin Falls, OH 44022	**Send Tax Bills To:** CMG Mortgage, Inc. dba CMG Home Loans 3160 Crow Canyon Road, STE 400 San Ramon, CA 94583	**Tax Information:** Map and Parcel No.: 141120D10100CO

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, **Gene Baker and Jane Baker, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **David A. Pavlich and Cherie A. Arnold, a married couple** (Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 101 Morton Mill Circle, Nashville, TN 37221.

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

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and binds themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 27th day of July, 2026.

Gene Baker

Jane Baker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gene Baker and Jane 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 27th day of July, 2026.

Notary Public

My Commission Expires:

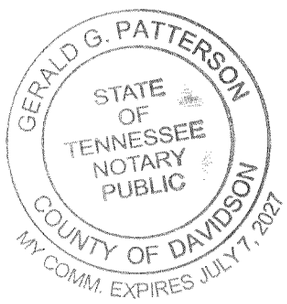


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 101 and driveway serving Lot on the Plan of Third Revision, Morton Mill Estates, as of record in Plat Book 7900, page 561, as amended in Instrument No. 20000711-0068662, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Gene Baker and Jane Baker, husband and wife, by deed dated December 9, 2020 from Jack Terrell Karr and Christa S. Karr, husband and wife, of record in Instrument No. 20201215-0148052, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2026 City/County Taxes, a lien, but not yet due and payable, which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions By-Laws and Restrictions for Morton Mill Estates, of record in Book 7546, page 145, Book 7546, Page 154, amended in Book 7936, page 704, Book 7936, page 709, Book 8079, page 804, and Instrument No. 20190605-0053782, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Plat Book 7900, page 561, as amended in Instrument No. 20000711-0068662, Register's Office for Davidson County, Tennessee.
4. Dedication of common area to Morton Mill Homeowner's Association, Inc. of record in Book 7548, page 963, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, **Tammy Carney,** 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 27 day of July, 2026.

Affiant Signature
Date 7.28.26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 28 day of July, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027