This instrument prepared by:
Jon R. Turner
Jon R. Turner & Associates, LLC
2700 E. Sunset Road, Suite 6
Las Vegas, NV 89120
PH: 702-938-8900

WHEN RECORDED RETURN TO:
OLD REPUBLIC TITLE
231 SPRINGSIDE DR
SUITE 150
AKRON, OH 44333
20231219-K

QUITCLAIM DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:
Shari and Christi Baker
2312 Rader Ridge
Antioch, TN 37013

MAIL TAX STATEMENT TO:
Shari and Christi Baker
2312 Rader Ridge
Antioch, TN 37013

MAP PARCEL NUMBERS:

Map/Parcel: 14905019700

FOR AND IN CONSIDERATION of ONE and no/100 Dollar ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, Shari Ann Baker, a single woman by these presents do hereby quitclaim and convey unto the said Shari Ann Baker, a single woman and Christi Ann Baker, a single woman as joint tenants with right of survivorship and not as tenants in common, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in Davidson County, Tennessee, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 124-B ON THE PLAN OF PEBBLE TRACE, SECTION ONE, ZONE LOT DIVISION OF LOT 124, OF RECORDS IN BOOK 6900, PAGE 415, AMENDING BOOK 6900, PAGE 34, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

The express purpose of this conveyance is to Add Co-Owner to Title.

Being the same property conveyed to Shari Ann Baker, a single woman by Deed from Dewain David Baker of record as Instrument No. 20010105-0001949, said Register's Office.

This is unimproved ( ) property known as 2312 Rader Ridge, Antioch, Tennessee 37013
Improved ( )

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.

Davidson County DEEDQC
Recvd: 04/04/03 12:20 3pgs
Fees:17.00 Taxes:0.00

20030404-0044785

Witness our hand this 14th day of March, 2003, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Shari Ann Baker

Shari Ann Baker

ACKNOWLEDGMENT

STATE OF Tennessee)
COUNTY OF Davidson) ss

Personally appeared before me, RUSSELL H. EVANS, a Notary Public in and for said County and State, **Shari Ann Baker** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at Nashville, TN this 14th day of March, A.D., 2003.

NOTARY SEAL

RUSSELL H. EVANS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires November 27, 2004

Russell H. Evans

NOTARY PUBLIC
Notary Commission Expires: 11-27-04

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF April 2003.

Deputy Register

er is greater, for this transfer is $_____
ıe _____day of _____, 2003

(Affix Seal)

_____
Notary Public
My Commission Expires: _____

Deed #1 Notes For: 27-20231002

EXHIBIT "A"

THE FOLLOWING DESCRIBED PARCEL OF LAND, AND IMPROVEMENTS AND APPURTENANCES THERETO IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 214-B ON THE PLAN OF PEBBLE TRACE, SECTION ONE, ZONE LOT DIVISION OF LOT 124, OF RECORD IN BOOK 6900, PAGE 415, AMENDING BOOK 6900, PAGE 34, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TAX ID# 14905019700