File No. 280500285

QUITCLAIM DEED

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF SEPTEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 1/11/11

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDQC
Recvd: 09/15/08 11:40 2 pgs
Fees:12.00 Taxes:0.00
20080915-0094071

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Regina N. Baiden	Pinnacle National Bank	
(NAME)	(NAME)	
1936 Berkshire Drive	211 Commerce Street, Suite 300	MAP/PARCEL 072-16-0-074.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, Tennessee 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED I, SYLVESTER BAIDEN, HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED UNTO REGINA A. BAIDEN, HEREINAFTER CALLED THE GRANTEES, HEIRS AND ASSIGNS, A 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. 69, on the Plan of Section Two Burchwood Gardens, as of record in Plat Book 2900, page 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Regina N. Baiden and Sylvester Baiden, husband and wife, by deed dated May 19, 2008 from Eleanor G. Hendricks and Eleanor Gaile Heizer and Lillian Gaines Whitworth, as recorded in Instrument No. 20080521-0052379, Register's Office for Davidson County, Tennessee.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1936 Berkshire Drive, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand(s) this 8th day of September, 2008.

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Sylvester Baiden, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 9/8/08 ~~19th day of May, 2008~~.

Commission expires: 1/11/11

Notary Public

File Number: 280500285

RETURN TO:
Stewart Title of TN., Inc.
100 Bluegrass Commons Blvd.
Suite 2180
Hendersonville, TN 37075

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY