Davidson County DEEDQC
Recvd: 09/03/14 14:38 4 pgs
Fees:22.00 Taxes:0.00
20140903-0080544

THIS INSTRUMENT PREPARED BY:
Mortgage Connect, LP
260 Airside Drive
Moon Township, PA 15108

Return To:
Mortgage Connect, LP
260 Airside Drive
Moon Township, PA 15108
866-789-1814
Mail Tax Statement To:
John C Baker
174 Delvin Drive
Antioch, TN 37013

629708

QUIT CLAIM DEED

File No: 629708

THIS INDENTURE, made and entered into this 24 day of June, 20 14, by and between John C. Baker et ux Eleanor K. Baker a/k/a Eleanor Kay Baker, party of the first part, John C. Baker and Eleanor Kay Baker, husband and wife and Tiffany A. Maxwell, a single woman, all as joint tenants and party of the second part,

BEING the same premises which James M Lawrence et ux Betty H Lawrence in deed dated 7-26-76 and recorded 7-26-76 in the DAVIDSON County Recorder's Office in Deed Book Volume 5049 , page 737, granted and conveyed to John C Baker et ux Eleanor K Baker, the Grantors herein.

WITNESSETH: That for and in consideration of 0.00 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in County of DAVIDSON, State of Tennessee, to wit:

See Exhibit A attached hereto and made a part hereof

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Eleanor K Baker a/k/a Eleanor Kay Baker

Eleanor K Baker a/k/a Eleanor Kay Baker

JOHN C BAKER

Tiffany A Maxwell

TIFFANY A MAXWELL

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Eleanor K. Baker AKA Eleanor Kay Baker, John C. Baker, Tiffany A. Maxwell to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 24 day of June 20 14.

Notary Public

My commission expires: 7.2.17

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $ 10.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Tiffany A Maxwell

Affiant Eleanor K. Baker A/K/A Eleanor Kay Baker

Subscribed and sworn to before me this 24 day of June, 2014.

PROPERTY ADDRESS: 174 DELVIN Drive, ANTIOCH, TN 37013

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

EXHIBIT A

A certain tract or parcel of Land in Davidson County, Tennessee, being Lot No. 14 on the plan of Bess Estates, Section I, of record in Book 4460, page 154, Register's Office for said County.

Said Lot No. 14 fronts 44.42 feet on the easterly margin of Delvin Drive and extends back 129.58 feet on the southerly line and 142.51 feet on the northerly line to a broken line in the rear, measuring 160.57 feet thereon.

Being the same property conveyed to John C. Baker et ux Eleanor K. Baker, by James M. Lawrence et ux Betty H. Lawrence, in deed dated 07/26/1976 and recorded 07/27/1976, book 5049, page 737, Davidson County, Tennessee.

Tax ID: 162-06-0-330.00

P

True Copy Certification

I, _Pam Hutton_____, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Pam Hutton
Signature

State of _Pennsylvania____

County of _Allegheny___

Personally appeared before me, [Jaclyn A Fox], a notary public for this county and state, [Pam Hutton] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jaclyn A Fox
Notary's Signature

My Commission Expires: October 3, 2017
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jaclyn A. Fox, Notary Public
Harmony Twp., Beaver County
My Commission Expires Oct. 3, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES