BILL GARRETT, Davidson County
Trans:T20170002620 DEEDQC
Recvd: 01/10/17 14:36 3 pgs
Fees:17.00 Taxes:0.00
20170110-0002941

Prepared By:
Mr. Carl A. Baker
208 B Flint Ridge Court
Whites Creek, Tennessee 37189

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Carl A. Baker, Affiant
Subscribed and sworn before me this the
10 Day of Jan, 2017.
Abby Goodman, Deputy Register

QUITCLAIM DEED

NEW OWNER:	SEND TAX BILS TO:	MAP/PARCEL
Ruby J. Moody 271 Ash Grove Drive Nashville, Tennessee 37211	Same as New Owner	162-9-71.00

BE IT KNOWN BY ALL, that Mr. Carl A. Baker, *("Grantor")*, a single male **whose address is** 208 B Flint Ridge Court, Whites Creek, Tennessee 37189, hereby ***REMISES, RELEASES AND QUITCLAIMS TO*** Miss. Ruby J. Moody *("Grantee")*, **whose address is** 271 Ash Grove Drive, Nashville, Tennessee 37211, all right, title, interest and claim to the following real estate property located at 271 Ash Grove Drive in the City/ of Nashville, located in the County of Davidson and State of Tennessee and ZIP code of 37211, to-wit:

FOR A VALUABLE CONSIDERATION, in the amount of Ten Dollars ($10.00) dollars cash in hand paid by GRANTEE, the receipt of, which is hereby acknowledge, Carl A. Baker, a single man, herein called the GRANTOR, does hereby quitclaim and convey unto Ruby J. Moody, a single woman, all right, title and interest, if any he may have, in said property listed below:

Land in Davidson County, Tennessee, being Lot No. 21, SECTION 1, HICKORY VIEW, As Shown on plat of record In Plat Book 5210, Page 221, In The Register's Office, Davidson County,

Tennessee, To Which Plat Reference Is Hereby Made For A More Particular Description Of Said Property.

Being the same property conveyed to Ruby J. Moody, a single woman, by Special Warranty Deed from National Bank of Commerce, recorded on the 28th day of January, 2005 in Instrument Number: 20050128—0010603, in the Register's Office of Davidson County, Tennessee

This is improved property located at 271 Ash Grove Drive, Nashville, TN 37211.

Said property is conveyed subject to such limitations, restrictions and encumbrances as, may affect the premises.

THIS INSTRUMENT WAS PREPARED WITHOUT A TITLE SEARCH OF THE SUBJECT PROPERTY.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable all genders.

IN WITNESS WHEREOF, the GRANTER has hereunder set their hand(s) this 25th day of December, 2016

Carl A. Baker
(Grantor's Signature)

Mr. Carl A. Baker
(Grantor's Printed Name)

Ruby J. Moody
(Grantee's Signature)

Miss. Ruby J. Moody
(Grantee's Printed Name)

TAI

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The foregoing Quit Claim Deed was acknowledged before me on December 25th 2016 by Mr. Carl A. Baker, the Grantor has hereunder set their hand(s) who is personally known to me or who has produced a valid driver's license and/or passport as identification, and such individual(s) having executed aforementioned instrument of his/her/their free and voluntary act and deed.

IN WITNESS THEREOF, to this Quit Claim Deed, I set my hand and seal.

Signed, sealed and delivered in the presence of:

Doris J. Hicks
(Signature of Notary)

DORIS J. HICKS
(Printed Notary Name) Davidson, Tennessee

My Commission expires: 5/08/2018

