THIS INSTRUMENT PREPARED BY:
GREGORY M. GALLOWAY
ATTORNEY AT LAW
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BILL GARRETT, Davidson County
Trans:T20170033809 DEEDQC
Recvd: 04/21/17 12:23 2 pgs
Fees:12.00 Taxes:0.00
20170421-0039363

QUITCLAIM DEED

ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP-PAR NO.
BARBARA A. DRAPER 2406 BAKER STATION ROAD GOODLETTSVILLE, TN 37072	(Same)	Map 074 00 0 Parcel 024.00

FOR AND IN CONSIDERATION of Ten (10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Ken Baldwin, unmarried, do hereby quitclaim and convey unto the said BARBARA A. DRAPER, her successors and assigns, all his right title and interest in and to the following described tract of land:

A certain tract of land or parcel of land in Davidson County, state of Tennessee, described as follows:

A small tract of land in the 11th Civil District of Davidson County, Tennessee, being known as parts of Lots No. 1 and 2 on Map of Robert Cowley and described partly according to a copy Of the survey made September 6, 1952, by Cantrell, Connell and Morrison, Engineers, as follows:

Beginning at an iron pin in the center line of Neely's Bend Road in the south margin of a 50-foot proposed street; thence With the center line of Neely's Bend Road, South 7 deg. 30' West 284 feet, more or less, to low water mark of Cumberland River; thence up said river North 84 deg. East 180 feet, more or less to a point in the original southwest corner of a lot marked "K.I. Hauge"; thence with the West line of the Hauge Lot, North 4 deg. West 200 feet, more or less to a cedar post; thence North 7 deg. 30' East 70 feet to the south margin of said Proposed street; thence with the margin of said proposes street; South 82 deg. 28' West 147.8 feet to the beginning.

Being the same property conveyed to Ken Baldwin by deed from IRA Innovations, LLC (f/k/a Entrust Tennessee, Inc) f/b/o Daniel Allen Heichelbech IRA; a 50% undivided interest and IRA Innovations, LLC (f/k/a Entrust Tennessee, Inc) f/b/o Les Armin Lazarus IRA; a 50% undivided interest; dated June 26, 2013, of recorded in Instrument No. 20130703-0068742 Register's Office for Davidson County, Tennessee.

This is improved property know as 2345 Neely's Bend Road, Madsion, TN 37115.

Witness my hand this 20 day of April, 2017.

Ken Baldwin
KEN BALDWIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

* KEN BALDWIN

Personally appeared before me, a Notary Public in and for said County and State, the within named, * Grantors, 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 and official seal at Nashville, Tennessee, this 20 day of April 2017

My commission expires 3-20-19

NOTARY PUBLIC

GREGORY M. GALLOWAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for the transfer is $_____-0-_____

Ken Baldwin
Affiant

Subscribed and sworn to before me,
this the 20 day of April 2017
My commission expires

(Affix Seal)

Notary Public

GREGORY M. GALLOWAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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