ADDRESS NEW OWNER:
Virginia Tarkington Baka
5000 Winslow Drive
Mt. Juliet, TN 37122

SEND TAX BILLS:
Virginia Tarkington Baka
5000 Winslow Drive
Mt. Juliet, TN 37122

Map-Parcel Numbers
117-11-D-8CO

BILL GARRETT, Davidson County
Trans:T20170037451 DEEDQC
Recvd: 05/03/17 12:56 4 pgs
Fees:22.00 Taxes:0.00
20170503-0043679

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that we David W. Baka and Virginia T. Baka, Co-Trustees of The Baka Living Trust, as divorced persons, hereinafter referred to as the "Grantors", their heirs and assigns, for and in consideration of the Martial Dissolution Agreement and Final Decree of Divorce entered into between the parties, do hereby bargain, sell, release, remise, quitclaim, and convey unto **VIRGINIA TARKINGTON BAKA**, hereinafter the "Grantee" individually, her heirs and assigns, all right, title and marital interest in and to the following parcel of real estate situated in Davidson County, Tennessee, and more particularly described as follows, to wit:

> Land in Davidson County, Tennessee, being Unit No. 2016, together with the appurtenant interest in the common elements of Turnberry Square Condominiums, a horizontal property regime established by Master Deed of record in Book 6686, page 166, amended in Book 6814, page 165 and Book 8747, page 521 and Book 9315, page 795 and instrument No. 20000801-0075604, Register's Office for said County, to which references is hereby made for a more complete description. Said Unit is depicted on the Condominium Site Plan attached as Exhibit E to the aforementioned Master Deed.
>
> BEING the same property conveyed to Shannon M. Patterson k/n/a Shannon Patterson Parrish by Quitclaim Deed dated November 26, 2001 and filed for record on December 6, 2001 in Instrument No. 20011206-0134677, Register's Office for Davidson County, Tennessee. Said George T. Parrish joins in this instrument for the purpose of conveying any and all marital interest in and to said property.

BEING the same property conveyed to The Baka Living Trust, David W. Baka and Virginia T. Baka k/n/a Virginia Tarkington Baka, Co-Trustees, by Warranty Deed from Shannon Patterson Parrish and husband, George T. Parrish, dated October 20, 2003 and filed for record on October 31, 2003 in Instrument No. 20031031-0160384, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all easements and restrictions as shown of record including those listed in Book 6686, Page 166, Book 6634, page 506; Book 6849, page 237; Book 8747, page 536; Book 6814, page 165; Book 8747, page 521; Book 9315, page 795; and Instrument No. 20000801-0075604, Register's Office for Davidson County, Tennessee.

This property is improved property known as 2016 Graybar Lane, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This instrument was prepared based on information furnished by parties. The preparer makes no representations or warranties as to the correctness thereof or the status of the title to the property described herein.

David W. Baka

DAVID W. BAKA
Co-Trustee, Baka Living Trust

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **David W. Baka**, Co-Trustee, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

Witness my hand and official seal at office this 27th day of April 2017.

Stacy R Barrett

Notary Public
My Commission Expires: 11-27-17

STACEY R. BARRETT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Virginia Tarkington Baka

VIRGINIA TARKINGTON BAKA
Co-Trustee, Baka Living Trust

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Virginia Tarkington Baka**, Co-Trustee, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that she executed the same.

Witness my hand and official seal at office this 27th day of April 2017.

Stacy R Barrett

Notary Public
My Commission Expires: 11-27-17

STACEY R. BARRETT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

170413

STATE OF TENNESSEE
COUNTY OF WILSON

I do hereby swear or affirm that this transfer is pursuant to Marital Dissolution Agreement and Final Decree of Divorce and is therefore exempt under TCA 67-4-409(a)(3)(E).

David W. Baka

DAVID W. BAKA, AFFIANT

Subscribed and sworn to before me this 27th day of April 2017.

Stacey R Barrett

Notary Public
My Commission Expires: 11-27-17

STACEY R. BARRETT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

I do hereby swear or affirm that this transfer is pursuant to Marital Dissolution Agreement and Final Decree of Divorce and is therefore exempt under TCA 67-4-409(a)(3)(E).

Virginia Tarkington Baka

VIRGINIA TARKINGTON BAKA, AFFIANT

Subscribed and sworn to before me this 27th day of April 2017.

Stacey R Barrett

Notary Public
My Commission Expires: 11-27-17

STACEY R. BARRETT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

This Instrument was Prepared By:

Yancy Belcher, Attorney
2306 North Mount Juliet Road
Mount Juliet, Tennessee 37122
615.773.2889