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

Map-Parcel Numbers
138-8H-3

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

BILL GARRETT, Davidson County
Trans:T20170037584 DEEDQC
Recvd: 05/03/17 15:40 4 pgs
Fees:22.00 Taxes:0.00
20170503-0043999

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 2224, as shown on the map entitle Canebrook Condominium, of record in Plat Book as Instrument No. 20010606-0058936, Register's Office for Davidson County, Tennessee, to which plan reference is hereby for a more complete and accurate legal description.
>
> BEING the same property conveyed to Carmel Suzanne Doolan from Perryman Construction Co., Inc., a Tennessee corporation by deed of record as Instrument No. 20011214-0138527, Register's Office for Davidson County, Tennessee.
>
> 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 Carmel Suzanne Doolan, dated October 30, 3003 and filed for record on November 4, 2003 in Instrument No. 20031104-0161393, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2224 Harding Road, 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 I do further covenant and bind myself, my 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: 11/22/17

STACEY R. BARRETT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

170413

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: 1-27-17

STACEY R. BARRETT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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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.

Stacy R Barrett

Notary Public
My Commission Expires: 1-27-17

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).

Virginia Tarkington Baka
VIRGINIA TARKINGTON BAKA,
AFFIANT

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

Notary Public
My Commission Expires: 1-30-21

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