ADDRESS NEW OWNER:
David W. Baka
3865 Saundersville Ferry Road
Mt. Juliet, TN 37122

Map: 131-2-F
Parcel: 1

BILL GARRETT, Davidson County
Trans:T20170037711 DEEDQC
Recvd: 05/03/17 15:46 4 pgs
Fees:22.00 Taxes:0.00
20170503-0044009

SEND TAX BILLS:
David W. Baka
3865 Saundersville Ferry Road
Mt. Juliet, TN 37122

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 **DAVID W. BAKA**, hereinafter the "Grantee" individually, his 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. 4207-A, together with the carport designated No. 420-A-C, on the plan of Hillsboro Hall, Phase II, according to the Master Deed of record in Book 11573, page 376, in the Register's Office of Davidson County, Tennessee, and more particularly described in a plat attached to said Master Deed in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> BEING the same property conveyed to Jane N. Loventhal by Deed of record in Book 11627, Page 442, 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 Jane N. Loventhal, an unmarried person, dated August 16, 2004 and filed for record on August 20, 2004 in Instrument No. 20040820-0101182, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.

THIS property is also known as Lot 67, Unit A, according to the Master Deed of Record in Book 11573, page 376, in the Register's Office of Davidson County, Tennessee.

This property is improved property known as 4207-A Kirtland 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, his 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, his 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.

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.

Notary Public
My Commission Expires: 11-27-17

STACEY R. BARRETT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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.

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: 11-27-2017

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).

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: 11-27-2017

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