AFTER RECORDING RETURN TO:
H. ELLIOTT BALDWIN
RITA BALDWIN
805 LYNNWOOD BOULEVARVD
NASHVILLE, TN 37205
File No. 2301-246697

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 LELIA DRIVE SUITE E (2ND FLOOR)
JACKSON, MS 39216
866-333-3081

Parcel ID No.: 130-11-0-039

Davidson County DEEDQC
Recvd: 05/08/17 11:31 4 pgs
Fees:22.00 Taxes:0.00
20170508-0045382

QUIT CLAIM DEED

THIS DEED made and entered into on this 28 day of April, 20 17, by and between **H. ELLIOTT BALDWIN**, a mailing address of 805 LYNNWOOD BOULEVARD, NASHVILLE, TN 37205, hereinafter referred to as Grantor(s) and **H. ELLIOTT BALDWIN AND RITA BALDWIN, HUSBAND AND WIFE**, a mailing address of 805 LYNNWOOD BOULEVARVD, NASHVILLE, TN 37205, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

Being Lot No. 21 on the Revised Plat of the New Golf Club Subdivision, as of record in Book 421, Page 185.

Said Lot No. 21 fronts 100 feet on the Westerly side of Lynwood Boulevard and runs back between parallel lines, 250 feet to a dead line.

Being the same property conveyed to H. Elliott Baldwin from Susan Wallace Baldwin by a Quitclaim Deed dated June 2, 1983 and recorded June 28, 1983 in Book 6083, Page 376 in the County Clerk's Office of Davidson County, Tennessee.

Also known as: 805 Lynnwood Boulevard, Nashville, TN 37205

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

H. ELLIOTT BALDWIN

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, H. Elliott Baldwin, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, this 28 day of April, 2017.

Malcolm H. Butler
Notary Public
My Commission expires: 9-7-2020

MALCOLM H. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant - H. ELLIOTT BALDWIN

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 28 day of April, 2017.

Malcolm H. Butler
Notary Public
My Commission Expires: 9-7-2020

MALCOLM H. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Name and address for person(s) responsible for taxes:
H. ELLIOTT BALDWIN AND RITA BALDWIN
805 LYNNWOOD BOULEVARVD
NASHVILLE, TN 37205

Name and address of property owner:
H. ELLIOTT BALDWIN AND RITA BALDWIN
805 LYNNWOOD BOULEVARVD
NASHVILLE, TN 37205

True Copy Certification

I, Terri Miskell, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CA)
) ss.
County of Placer County)

On Dec. 21, 2016 before me, Maria Spaeth,

Notary Public personally appeared Terri Miskell,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(~~ies~~), and that by ~~his/her/their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

SIGNATURE

Notary Signature

MARIA SPAETH
Commission # 2075526
Notary Public - California
Placer County
My Comm. Expires Aug 20, 2018