THIS INSTRUMENT WAS PREPARED BY:
KARLA C. MILLER & ASSOCIATES, PLLC
631 WOODLAND STREET
NASHVILLE, TENNESSEE 37206
FROM INFORMATION FURNISHED BY THE PARTIES

STATE OF TENNESSEE)

COUNTY OF _____)

The actual consideration for this transfer is *Zero*.

BILL GARRETT, Davidson County
Trans:T20170055374 DEEDQC
Recvd: 06/28/17 13:47 2 pgs
Fees:12.00 Taxes:0.00
20170628-0065127

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
_____, Affiant
Subscribed and sworn before me this the
28 Day of June, 2017.
Rebecca Hill, Deputy Register

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel
Mark D. Baker	Same	103-6-183
5624 Stoneway Trail		
Nashville, TN 37209		

QUITCLAIM DEED

WHEREAS, Sadie M. Baker, ("Grantor") and Mark D. Baker ("Grantee") were married and recently obtained a divorce; and

WHEREAS, this is a transfer of property by married persons and is not subject to taxation; and

WHEREAS, Grantor has agreed to quitclaim all of her right, title and interest in and to the tract of land hereinbelow.

NOW, THEREFORE, for and in consideration of the sum of One and No/100 ($1.00) Dollar, cash in hand paid for and in consideration of the Davidson County Third Circuit Court Case No. 15D-1841, Sadie M. Baker, the Grantor, does hereby convey, remise, release and forever quitclaim unto Mark D. Baker, the Grantee, his heirs and assigns, all of his right, title and interest in and to a certain tract of land in Davidson County, Tennessee described more particularly as follows:

LAND in Davidson County, Tennessee, being Lot No. 7 on the Plan of Brookside Courts Addition No. 3 of record in Book 1835, page 107 Register's Office for said County.

Being the same property conveyed to Mark D. Baker and wife, Sadie M. Baker, by deed from Brent N. Rexer and wife, Deborah J. Rexer of record in Instrument No. 20101209-0098153 Register's Office for Davidson County, Tennessee dated December 9, 2010.

Said property is more commonly referred to as 5624 Stoneway Trail, Nashville, TN 37209.

This conveyance is subject to any and all plats, easements, restrictions and any other matters of record.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND KARLA C. MILLER & ASSOCIATES, PLLC, ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION SHOWN HEREIN.

IN WITNESS WHEREOF, I have hereunto set my hand on this 28th day of January, 2016.

SADIE M. BAKER

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

SADIE M. BAKER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), personally appeared before me, a Notary Public in and for said County and State, and executed and acknowledged the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of January, 2016.

Joellyn A. Kott
Notary Public

My commission expires: 3/8/2016

JOELLYN A. KOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.