THIS INSTRUMENT PREPARED BY: **Meredith D. Billings, Esq.** **Keller Turner Ruth Andrews & Ghanem PLLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** EMILY G. YOANIDIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON Comm. Exp. July 28, 2018	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $-0- Affiant Subscribed and sworn to before me, this 30th day of August, 2017. Notary Public My Commission Expires: 07/28/2018

QUITCLAIM DEED

Address New Owner: Barbara Ray Trust 3401 Trimble Road Nashville, TN 37215	Send Tax Bills to: New Owner	Map Parcel No. 131-01-0-082.00

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SHANE MCANALLY BAUM f/k/a SHANE MCANALLY AND MICHAEL MCANALLY BAUM f/k/a MICHAEL RYAN BAUM, as joint tenants with right of survivorship** ("Grantors"), by these presents, do hereby quitclaim and convey unto **JASON L. TURNER, Trustee of the BARBARA RAY TRUST U/A/D August 30, 2017,** and its heirs, successors and assigns ("Grantee"), all of Grantors' rights, title and interest in and to certain tract or parcel of land in Davidson County being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 14, on the Plan of Russwood Heights, of record in Plat Book 2133, pages 12 & 13, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Shane McAnally and Michael Ryan Baum, as joint tenants with right of survivorship, by Warranty Deed from Charles Rogan Allen, an unmarried man, dated August 12, 2014, of record in Instrument No. 20140815-0073963, said Register's Office.

This is improved property, known as: **3401 Trimble Road, Nashville, TN 37215.**

Said property is conveyed subject to any all such easements, limitations, restrictions and encumbrances as may affect the premises.

[INTENTIONALLY LEFT BLANK]

BILL GARRETT, Davidson County
Trans:T20170077719 DEEDQC
Recvd: 09/05/17 15:38 2 pgs
Fees:12.00 Taxes:0.00
20170905-0091322

Witness our hands this the 30th day of August, 2017, the bargaining party, having cause our names to be signed hereto on said day and date.

GRANTORS:

SHANE MCANALLY BAUM
f/k/a SHANE MCANALLY

MICHAEL MCANALLY BAUM
f/k/a MICHAEL RYAN BAUM

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared, **SHANE MCANALLY BAUM f/k/a SHANE MCANALLY AND MICHAEL MCANALLY BAUM f/k/a MICHAEL RYAN BAUM**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that such persons executed the within instrument for the purpose therein contained.

Witness my hand, at office, this 30th day of August, 2017.

Notary Public
My commission expires: 07/28/2018

EMILY G. YOANIDIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
Comm. Exp. July 28, 2018