THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 Bill Garrett Davidson County Batch# 637 DEEDQC 09/13/2017 03:22:05 PM 2 pgs Fees: $12.00 Taxes: $0.00 20170913-0093726	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $0.00 Judy Marie Baker JUDY MARIE BAKER, AFFIANT SUSAN KHWAGA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-6-2020 Subscribed and sworn to before me this 7th day of September 2017. Susan Khwaga NOTARY PUBLIC My Commission Expires: 7/6/20

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
RONALD WAYNE BAKER and JUDY MARIE BAKER, CO-TRUSTEES 417 Tinnan Ave. Franklin, TN 37067	New Owner	Map and Parcel No.: 160-14-C

FOR AND IN CONSIDERATION of Zero and No/100ths Dollars ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Judy Marie Baker (f/k/a Judy M. Hamlett), ("Grantor") do hereby quitclaim, transfer and convey unto Ronald Wayne Baker and Judy Marie Baker, Co-Trustees of the Baker Joint Revocable Trust, created July 20, 2017, its successors and assigns, all of my right, title and one-half (1/2) interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 752 Fox Ridge Drive, Brentwood, TN 37027 and more particularly described as follows:

Unit No. 752, in Brentwood Trace Condominiums, Section Two, a Horizontal Property Regime, located on Fox Ridge Drive and Stone Brook Drive, Brentwood, Davidson County, Tennessee, as shown on the plat of Brentwood Trace Condominiums, Section Two, recorded in Book 5200, pages 376 and 377, Register's Office for Davidson, Tennessee, and described in a

Master Deed recorded in Book 5818, page 915, Register's Office for Davidson County, Tennessee, to which reference is made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of Brentwood Trace Condominiums, Section Two, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 5818, page 915, Register's Office for said County, are incorporated in this deed by reference and made a part hereof the same as though copied herein. Also incorporated herein is amendment to By-Laws in BK 5868, P.70.

Being the same property conveyed to Dianne B. Johnson and Judy Marie Baker (f/k/a Judy M. Hamlett) from Haury & Smith Contractors, Inc. by Warranty Deed recorded in the Register's Office of said county and state at Book 6029, Page 360.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 7th day of September 2017.

Judy Marie Baker

Judy Marie Baker, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Judy Marie Baker,** the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 7th day of September, 2017.

Susan Khwaga

Notary Public

My Commission Expires: 7/6/20

