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 20170913-0093727	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $0.00 Judy Marie Baker JUDY MARIE BAKER, AFFIANT SUSAN KHAYAGA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMMISSION EXPIRES 7-6-2020 Subscribed and sworn to before me this 7th day of September, 2017. Susan Khayaga 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.: 132-9 87

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 Marie 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 4402 Soper Avenue, Nashville, TN 37204 and more particularly described as follows:

Being the south 141 feet of Lot No. 13 on the Map of the Re-Subdivision of certain Lots in Oak Hill Subdivision No. 1, of record in Book 547, page 52, Register's office for said County. Said part of Lot fronts 141 feet on the easterly side of Soper Avenue and runs back between parallel lines, along the northerly line of Lot No. 3, 142.5 feet to the west line of Lot No. 14,

together with a 15 foot easement for a water main on the westerly 15 feet of the northerly 144 feet of Lot No. 13, as retained in the deed from Georgia L. Coles and J.T. Coles Jr., to Carl J. Batson and wife of record in Book 1422, page 522, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Judy Marie Baker (f/k/a Judy Marie Hamlett) and Dianne B. Johnson, as tenants in common, from Whitney Davis by Warranty Deed recorded in the Register's Office of said county and state at Book 6567, Page 136.

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

SUSAN KHWAGA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2020