Bill Garrett Davidson County
Batch# 49026 DEEDQC
01/18/2018 03:53:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180118-0005528

Commitment Number: OS3300-17034448

After Recording, Send To:
Title365/ Recording Department
345 Rouser Rd., Bldg 5, Suite 300, Coraopolis, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Brian Baker, 242 Colt Drive, Nashville, TN 37221

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
128-10-0-157.00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): quitclaim for no consideration

Brian Baker, hereinafter grantor, whose tax-mailing address is **242 Colt Drive, Nashville, TN 37221**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Brian Baker**, an unmarried man, hereinafter grantee, whose tax mailing address is **242 Colt Drive, Nashville, TN 37221**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The land hereinafter referred to is situated in the City of Nashville, County of Davidson, State of TN, and is described as follows: Being Lot No. 154, on the Plan of Stacy Square, Section 4, of record in Book 4460, Page 12, Register's Office for Davidson County, Tennessee. Being the same property conveyed from Jennifer Baker to Brian Baker by deed dated August 1st, 2017 and recorded August 2, 2017 in Instrument No. 20170802-0078890 of Official Records. APN: 128-10-0-157.00 Property Address is: 242 Colt Drive, Nashville, TN 37221

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at 20170802-0078890 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 128-10-0-157.00

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on Nov 22, 2017:

Brian Baker

Brian Baker

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 11/22, 2017 by **Brian Baker** who is personally known to me or has produced Drivers ID as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

My 3, 2021

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TRUE COPY CERTIFICATION

I *Mark Bauwin*, 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

STATE OF PENNSYLVANIA

COUNTY OF ALLEGHENY

PERSONALLY APPEARED BEFORE ME, *SHANNON MCINTYRE*, A NOTARY PUBLIC FOR THIS COUNTY ALLEGHENY AND STATE OF PENNSYLVANIA WHO ACKNOWLEDGES THAT, *MARK BAUWIN* PERSONALLY APPEARED AND AFFIRMS THAT THIS CERTIFICATION OF AN ELECTRONIC DOCUMENT IS TRUE AND CORRECT AND WHOSE SIGNATURE I HAVE WITNESSED.

Notary Signature

06/18/2020

Notary Commission Expires

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
SHANNON MCINTYRE
Notary Public
MOON TWP, ALLEGHENY COUNTY
My Commission Expires Jun 18, 2020