QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 51587 DEEDQC
01/25/2018 01:34:49 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20180125-0007904

J-PF-17-1026-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF December, 2017.

Notary Public

MY COMMISSION EXPIRES: 3-27-20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Gary Chad Baker	**New Owner**	
(NAME) **P.O. Box 60824**	(NAME)	**07205013000**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT M. MCMAHAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GARY CHAD BAKER, UNMARRIED** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

TRACT 1

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of E. T. Brown's Subdivision of the J.B. King Land of record in Plat Book 332, Page 69, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert M. McMahan by Warranty Deed from Shirley A. Anderson Wright, unmarried, of record in Instrument No. 20160328-0028401, in the Register's Office of Davidson County, Tennessee, dated March 23, 2016 and recorded on March 28, 2016.

**Said property is not the primary residence of the Grantor.

This is **improved** property known as: **1024 E Trinity Ln., Nashville, Tennessee 37216**.

Witness my/our hand(s) this the 27 day of December, 2017.

Robert M. McMahan

Robert M. McMahan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ROBERT M.MCMAHAN**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of December, 2017.

Amanda P. McDowell
Notary Public

My Commission Expires: 9-7-2021
(SEAL)

AMANDA P. MCDOWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212