Bill Garrett Davidson County
Batch# 67701 DEEDQC
03/12/2018 09:54:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20180312-0022969

This instrument was prepared solely from information provided by and at the direction of the parties to the transaction and without the benefit of an independent title examination.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Map: 102.033

Parcel: 183

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me this the 9th day of March, 2018.

My Commission Expires: 7/2/2018

Notary Public

SCOTT D. WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY: ORTALE KELLEY LAW FIRM
330 COMMERCE STREET, SUITE 110, NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER (S):	SEND TAX BILLS TO:
MARY JO BAER	"NEW OWNER"
(Name)	(Name)
1090 Cleeces Ferry Road	
(Street Address)	(Street Address)
Nashville TN 37209	
(City) (State) (Zip Code)	(City) (State) (Zip Code)

QUITCLAIM DEED
WITH A LIFE ESTATE

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, that **Mary T. Baer, unmarried,** hereinafter called the **"Grantor"**, does hereby quitclaim all of her right, title and interest to **Mary Jo Baer, unmarried for life, and remainder to Joshua Blake Lopp**, hereinafter called the **"Grantee",** in and to that certain tract or parcel of land in Davidson County, Tennessee, to-wit:

SEE EXHIBIT "A" FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

Being improved/unimproved property known as:

1090 Cleeces Ferry Road, Nashville, TN 37209.

Said property is conveyed subject to to Restrictive Covenants of record in Book 3902, page 965, Register's Office for Davidson County, Tennessee, and the Plan of Record in Book 3700, pages 10 and 11, said Register's Office, shows an owner's certificate, a 30-foot minimum building setback line from Cleece's Ferry Road, and a 10-foot easement for public utility purposes along the rear and southwesterly line of said lot, and a 2.5 x 30-foot utility anchor easement located on the northerly corner of said lot. and an agreement of record in Book 2593, page 566, Register's Office for Davidson county, Tennessee and other such limitations, restrictions, and encumbrances as may affect the premises.

This conveyance is for the purpose of creating a life estate in the name of Mary Jo Baer.

IN WITNESS HEREOF, I have hereunto set my hand on this the 9th day of March, 2018.

Mary T. Baer
MARY T. BAER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Mary T. Baer, the bargainor, 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 Nashville, Tennessee, this 9th day of March, 2018.

My Commission Expires: 7/2/2018

Notary Public

SCOTT D. WEISS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

LAND in the 8th Civil District of Davidson County, Tennessee, being Lot No. 1192 on the Plan of Charlotte Park, Section 21, as of record in Book 3700, pages 10 and 11, Register's Office for said County, described as follows: SAID Lot No. 1192 fronts 99.60 feet on the southeasterly side of Cleece's Ferry Road and extends back 140.0 feet on the northeasterly line and 249.60 feet on the southwesterly line, to an irregular line in the rear on which it measures 136.0 feet.

BEING the same property conveyed to Robert E. Baer and wife, Mary T. Baer by deed from Alvin W. Terrell & Son, Inc., of record in Book 4087, Page 673, Register's Office for Davidson County, Tennessee. The said Robert E. Baer having since died on February 12, 2007, the said Mary T. Baer being the lawful owner of the subject property as surviving tenant by the entirety.

I, the undersigned, 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.

SCOTT D. WEISS

VICKI M. THOMAS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public for this county and state, SCOTT D. WEISS, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission expires: 11/08/2021

Notary Public