THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
2122 21st Avenue South
Nashville, Tennessee 37212
(615) 800-7096

Bill Garrett Davidson County
Batch# 80432 **DEEDQC**
04/13/2018 09:18:45 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20180413-0034843

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is: $0.00

PETER FRANK BALTES, AFFIANT

Subscribed and sworn to before me, this 11 day of April, 2018.

Tessa Lawson
NOTARY PUBLIC
My Commission Expires: 8-13-2018

TESSA LAWSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
PETER FRANK BALTES and JOHANNA LYNN BALTES, CO-TRUSTEES 758 Rodney Drive Nashville, TN 37205	New Owner	Map and Parcel No.: 115-13-0-057.00

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, we, Peter Frank Baltes and Johanna Lynn Baltes, (Collectively as "Grantor") do hereby quitclaim, transfer and convey unto Peter Frank Baltes and Johanna Lynn Baltes, Co-Trustees of the Baltes Joint Revocable Trust, created March 9, 2018, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson State of Tennessee, identified below.

This is improved property known as 758 Rodney Drive, Nashville, TN 37205, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 195, on the Plan of Section Eight, West Meade Hills, of record in Book 3600, Pages 61 and 62, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Peter Frank Baltes and Johanna Lynn Baltes from Peter Kmech and April Kmech by Warranty Deed recorded in the Register's Office of said county and state at Instrument No. 20130809-0083857.

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 11 day of April, 2018.

Peter Frank Baltes, Co-Grantor

Johanna Lynn Baltes, Co-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 **Peter Frank Baltes**, the Co-Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 11 day of April, 2018.

Notary Public

My Commission Expires: 8-13-2020

TESSA LAWSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 **Johanna Lynn Baltes**, the Co-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 11 day of April, 2018.

Tessa Lawson
Notary Public

My Commission Expires: 8-18-2021

