**THIS INSTRUMENT PREPARED BY:**

Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

Bill Garrett Davidson County
Batch# 84017 DEEDQC
04/23/2018 03:17:20 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180423-0038146

# QUITCLAIM DEED

| Address of New Owner(s): | Send Tax Bills to: | Map & Parcel: |
|---|---|---|
| Katelyn J. Gallo<br>1302 Chapel Avenue<br>Nashville, TN 37206 | New Owner | 083-02-0-228.00 |

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Ronnie E. Baker AKA Ronnie Eugene Baker II, a married man,** by these presents does hereby quitclaim and convey unto **Katelyn J. Gallo, a married woman,** his/her/their heirs, successors and assigns, his/her/their right, title and interest in and to the following described tract of land:

**Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of James Pryor Heirs Subdivision of Lot No. 19 and 20, of the Brownsville Tract of record in Plat Book 843, Page 41, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Beginning at a point in the Northeast margin of Chapel Avenue 50 feet Northwest of the Northeast corner of Chapel Avenue and McKennie Avenue, the Northwest corner of that part of said lot conveyed to A. L. Snell by deed of record in Book 741, Page 329, said Register's Office; thence with Snell's Northerly line between Lots Nos. 12 and 13, 51 feet more of less to a point 30 feet more or less South of a 30 foot alley as shown on said plan, the Southeast corner of that part of said lot conveyed to L. E. Stevens by deed of record in Book 814, Page 191, said Register's Office; thence Westerly with Stevens' Southerly line 133 feet more or less to a point in the Northeasterly margin of Chapel Avenue, Stevens' Southwesterly corner; thence Southeasterly with the Northeasterly margin of Chapel Avenue, 51 feet more or less to the point of beginning.**

**Being the same property conveyed to Katelyn J. Gallo and Ronnie E. Baker, as tenants in common by Warranty Deed from Fred L. Gore and wife, Janet A. Gore of record in Instrument No. 20140819-0075284 Register's Office for Davidson County, Tennessee, dated August 18, 2014 and recorded on August 19, 2014.**

**This is improved property also known as 1302 Chapel Avenue Nashville, TN 37206.**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 17th day of April, 2018.

Affiant

Notary Public

My commission expires:
(Affix Seal)
7-2-18

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 17th day of April, 2018.

**Ronnie E. Baker AKA Ronnie**
**Eugene Baker II**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Ronnie E. Baker AKA Ronnie Eugene Baker II**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 17th day of April, 2018.

Notary Public

My Commission Expires: 7-2-18

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018