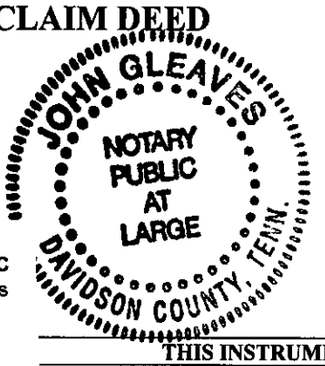
QUITCLAIM DEED



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 6 DAY OF July, 2018.

Notary Public

MY COMMISSION EXPIRES: 4-3-22
(AFFIX SEAL)

Bill Garrett Davidson County
atch# 119397 DEEDQC
7/23/2018 03:28:01 PM 2 pgs
ees: $12.00 Taxes: $0.00

20180723-0071729

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mary Frances Rudy	**NEW OWNER**	**07205013000 &**
(NAME)	(NAME)	
P.O. Box 60824		**07205013100 &**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		**07205013200**
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **WILLIAM A. BAKER, II** HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **MARY FRANCES RUDY, MARRIED** HEREINAFTER CALLED THE GRANTEE (S), HER HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

TRACT 1 (1026 E.Trinity Lane, Nashville, TN 37216)

Land in Davidson County, Tennessee, being Lot No. 35 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 William A. Baker, II, an unmarried man, by Warranty Deed from Melvil Le Rhun, of record in Instrument No. 20160428-0041282, in the Register's Office of Davidson County, Tennessee, dated April 25, 2016 and recorded on April 28, 2016.

TRACT 2 (1028 East Trinity Lane, Nashville, TN 37216-3042)

Land in Davidson County, Tennessee, being Lot No. 34 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 William A. Baker, II, unmarried, by Warranty Deed from Beauford O. Williams, of record in Instrument No. 20160104-0000318, in the Register's Office of Davidson County, Tennessee, dated December 30, 2015 and recorded on January 4, 2016.

TRACT 3 (1042 Sharpe Ave., Nashville, TN 37206)

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Mrs. Bessie Tucker's Subdivision of Lots Nos. 6, 7 and 8 in Hyronemus' Addition to Nashville of record in Plat Book 332, Page 95, 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 William A. Baker, II, unmarried, by Quitclaim Deed from Gary Chad Baker, unmarried, of record in Instrument No. 20160301-0019489, in the Register's Office of Davidson County, Tennessee, dated March 1, 2016 and recorded on March 1, 2016.

Witness my/our hand (s) this the 6 day of July, **2018.**

William A. Baker, II

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WILLIAM A. BAKER, II**, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6 of July, 2018.

Notary Public

My Commission Expires: 13-22
(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212