Bill Garrett Davidson County
Batch# 130676 DEEDQC
08/17/2018 04:18:57 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180817-0081951

Prepared by and return to:
Mark A. Baugh, Esq.
Baker Donelson
Baker Donelson Center
211 Commerce Street, Suite 800
Nashville, TN 37201

Grantee Address:	Send Tax Bills to:	Map Parcel No.
Nancy Vincent Baugh	Nancy Vincent Baugh	162-16-A
4017 Wallace Lane	4017 Wallace Lane	62
Nashville, TN 37215	Nashville, TN 37215	5DU 62916

QUITCLAIM DEED

THIS INDENTURE, made and entered into effective as of July 26, 2018, by **OUIDA JO VINCENT,** as party of the first part, hereinafter called "Grantor", and **NANCY VINCENT BAUGH**, a Tennessee resident, as party of the second part, hereinafter called "Grantee" (the words "Grantor" and Grantee" to include their respective heirs, successors and assigns).

WHEREAS, David L. Vincent died on July 31, 2007 and the property deeded in the name of David L. Vincent, Jr. recorded in Book 5895, Page 471-473, in the Register's Office of Davidson County, Tennessee passed to his son Dewey Winthrop Vincent.

WHEREAS, by Affidavit of Heirship executed on July 24, 2018, Ouida Jo Vincent attested to the heirship in the Property the subject of this Quitclaim Deed of record in Book _____, Page _____ in the Office of Register of Deeds for Davidson County, Tennessee; and #20180817-0081949

WHEREAS Ouida Jo Vincent, Grantor, executes this Quitclaim Deed to convey her interest in the property described below to her sister, Nancy Vincent Baugh that she inherited from her brother Dewey W. Vincent.

WITNESSETH

NOW THEREFORE, for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby sell, remise, release, quit claim and convey, unto Grantee, her heirs and assigns, all of Grantor's right, title and interest in and to the real estate located in Davidson County, Tennessee, known as 17 Sycamore Court, Antioch, more particularly described on Exhibit "A" attached hereto and made a part hereof (the "Property").

This conveyance of the Property is made subject to all easements and restrictions of record and to all applicable zoning, subdivision and governmental ordinances, rules and regulations in effect thereon and all taxes.

IN WITNESS WHEREOF, Grantor has executed this Quit Claim Deed this the _____ day of August, 2018.

OUIDA VINCENT

STATE OF ~~TENNESSEE~~ Colorado
COUNTY OF ~~DAVIDSON~~ Montezuma

Personally appeared before me, Caitlin E. Powell, a Notary Public in and for said State and County duly commissioned and qualified, Ouida Vincent, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26 day of ~~August~~ July 2018.

CAITLIN E. ROWELL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134050024
MY COMMISSION EXPIRES AUGUST 7, 2021

Notary Public

My Commission Expires: Aug 7 2021

(Notary Seal)

AFFIDAVIT OF VALUE

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $10.00.

AFFIANT

SWORN TO AND SUBSCRIBED before me this 26 day of July, 2018.

Notary Public

My Commission Expires:

Aug 7 2021

CAITLIN E. ROWELL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134050024
MY COMMISSION EXPIRES AUGUST 7, 2021

(FOR RECORDING DATA ONLY)

EXHIBIT A

1. Property Address: 17 Sycamore Court, Antioch TN, 37013, being more specifically described as:

LAND in Davidson County, Tennessee, being a certain condominium unit, shown on the Plan of Mill Creek Club, Phase I, Section I, as of record in Book 4860, Page 11, Register's Office for said County, more particularly described as follows:

BEING Unit No. 17, Building No. 13 shown on said Plan Mill Creek Condominium, Antioch, Tennessee.

BEING the same property conveyed to John R. Parsons et ux, Emily K. Parsons by deed from J. Jefferson Edwards, Trustee, of record in Book 5130, Page 718, Register's Office for Daivdson County, Tennessee.

Reference is made for prior title to deed onto David Lee Vincent, Jr. recorded in Book 5895, Page 471-473, in the Register's Office of Davidson County, Tennessee.