Bill Garrett Davidson County
Batch# 131704 DEEDQC
08/21/2018 12:42:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180821-0082853

# QUITCLAIM DEED

Return to:

CARRINGTON TITLE SERVICES, LLC
6200 TENNYSON PARKWAY, SUITE 110
PLANO TX 75024
FILE NO. 101-10049400

STATE OF TEXAS
COUNTY OF COLLIN
I/WE HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $ 10.00.

Carroll Owen
Affiant

SUBSCRIBED AND SWORN TO ME, THIS THE 21 DAY OF August, 20 18

KATHY L NGUYEN
Notary ID #131577239
My Commission Expires
May 21, 2022

Notary Public

MY COMMISSION EXPIRES: 5/21/2022

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
JESSICA BECERRA, BC LAW 1181 CALIFORNIA AVE., STE. 185 CORONA, CA 92881
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| SANDRA BAGGETT AND AMBER BAGGETT | SANDRA BAGGETT AND AMBER BAGGETT | 119 10 0 149.00 |
| 2723 LIVE OAK ROAD NASHVILLE, TN 37210 | 2723 LIVE OAK ROAD NASHVILLE, TN 37210 | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **SANDRA BAGGETT**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **SANDRA BAGGETT (MOTHER) AND AMBER BAGGETT, (DAUGHTER), AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP** , HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL THE RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

**BEING LOT NO. 11 ON THE PLAN OF MASHBURN HEIGHTS, AS OF RECORD IN PLAT BOOK 1835, PAGE 1, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.**

Being the same property conveyed to SANDRA BAGGETT, by deed dated 05/04/2004, and recorded on 05/28/2004, as Instrument No. 20040528-0063074, in the DAVIDSON County, Tennessee.

Property known as, 2723 LIVE OAK ROAD, NASHVILLE, TN 37210

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 10 day of AUGUST, 2018.

Sandra Baggett
**SANDRA BAGGETT**

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, CLINTON BRYANT of the state and county mentioned, personally appeared **SANDRA BAGGETT**, to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

CLINTON BRYANT
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
03/08/2021
COUNTY OF DAVIDSON

Clinton Bryant
Notary Public
Printed Name: CLINTON BRYANT
My Commission Expires: 03-08-21

# True Copy Certification

I, Carroll Owen, 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.

Carroll Owen
Signature

State of TEXAS

County of COLLIN

Personally appeared before me, LISA HANUS a notary public for this county and state, Carroll Owen who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lisa Hanus
Notary's Signature

My Commission Expires: 05-14-2019
Notary' Seal (if on paper)

LISA HANUS
Notary Public, State of Texas
Comm. Expires 05-14-2019
Notary ID 130227422