Karen Y Johnson Davidson County
Batch# 137397 DEEDQC
09/05/2018 03:49:21 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180905-0088092

QUIT CLAIM DEED

PHILLIP M. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

AFFIX SEAL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1.00

Yolanda Baker McWilliams for Billy E. Baker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF SEPTEMBER, 2018.

Notary Public
MY COMMISSION EXPIRES 3-8-2021

THIS INSTRUMENT WAS PREPARED BY
Yolanda Baker McWilliams, Power of Attorney
844 Curtis Drive
Nashville, Tennessee 37207

Box 24 B

ADDRESS NEW OWNER AS FOLLOWS;	SEND TAX BILLS TO;	MAP PARCEL NUMBERS
Billy E. Baker, and Yolanda Baker McWilliams 2000 26TH Avenue North Nashville, Tennessee 37207	New Owners 844 Curtis Drive Nashville, Tennessee 37207	08106025900

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREIN AFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Yolanda Baker McWilliams, Power of Attorney, and Representative on Behalf of BAKER INVESTMENT COMPANY, a Michigan Corporation, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BILLY E. BAKER, AND YOLANDA BAKER MCWILLIAMS, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A LIFE ESTATE INTEREST WITH SURVIVORSHIP RIGHTS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT;

Land in Davidson County, Tennessee, Being Lot No. 1 on the Map of Carolann Acres of record in Book 2083, page 30, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 60 feet on the easterly side of 26th Avenue North and runs back between parallel lines, 230.9 feet on the north line and 230.7 feet on the south line to a dead line, measuring 60 feet thereon.

Being the same property conveyed to Edward E. Brown and wife, Manerva L. Brown by deed from Sidney Franklin Bracey, Jr. and wife, of record in Book 2800, page 109, Register's Office for Davidson County, Tennessee. Edward E. Brown and wife, Manerva L. Brown conveyed said property to Manerva L. Brown, to her sole and separate estate, by deed of record in Book 4066, page 62, said Register's Office. Quitclaim Deed from Manerva L. Brown to Harold Reeves, Trustee, to Manerva L. Brown and husband, Edward E. Brown of record in Book 6925, page 668, said Register's Office. Manerva L. Brown and husband, Edward E. Brown Quitclaimed said property to Karen D. Young of record in Instrument No. 20120814-0072526; Karen D. Young Quitclaimed said property to Manerva L. Brown and husband, Edward E. Brown of record in Instrument No. 20121101-0100233; and Instrument No. 20130819-0086938, said Register's Office. Manerva L. Brown, and husband, Edward E. Brown Quitclaimed said property to Karen D. Young of record in Instrument No. 20131030-0112726, said Register's Office. Edward E. Brown

predeceased Manerva L. Brown. Manerva L. Brown died on December 20, 2013. Manerva L. Brown's Estate was declared insolvent pursuant to an Order to the Seventh Circuit Court of Davidson County Tennessee, Probate Division, Docket No. 14P-410, and said property should be brought into Manerva L. Brown's Estate, declared the Quitclaim Deed to Karen D. Young be set aside, and the property be sold by Peggy D. Mathes, Administrator, a certified copy of said Order of record in Instrument No. 20160505-0044453, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Baker Investment Company, a Michigan Corporation, by deed of record in Instrument No. 20160505-0044454, Register's Office for Davidson County, Tennessee.
Being the same property conveyed to Yolanda Baker McWilliams, and Billy E. Baker with a Life Estate.
This conveyance is subject to any and all existing restrictions and easements of record.

This is improved property, known as 2000 26th Ave. N., Nashville, Tennessee 37207

This transfer is tax exempt pursuant to TCA 67-4-409(a)(4). Being the same tax exemption as MCLA 207.505(a).

Witness my hand this 4th day of September, 2018.

Billy E. Baker, President, CEO Baker Investment Company

By Yolanda Baker McWilliams, POA for Billy E. Baker

Witness

STATE OF TENNESSEE
COUNTY OF Davidson

Before me the undersigned, a Notary Public in and for the state of Tennessee, Davidson County aforesaid, personally appeared Yolanda Baker McWilliams who has proven to me on the basis of satisfactory evidence, and whom upon oath has acknowledged himself/herself to be the Legal Power of Attorney, representing Baker Investment Company, a Michigan Corporation, Billy E. Baker, a single man, President and CEO of said Corporation, and that he/she has such Power of Attorney, executed the foregoing instrument for the purposes therein contained, by signing the name of Billy E. Baker, President, CEO, a single man, by himself/herself as Power of Attorney.

Witness my hand and official seal at Nashville, Tennessee this 4th day of September, 2018.

Notary Public

PHILLIP M. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

3-8-2021
Commission expires

AFFIX SEAL