This instrument prepared by & send tax bills to:
Sarah Susan Baker
128 Woodmont Blvd
Nashville, TN 37205

Karen Y Johnson Davidson County
Batch# 137888 DEEDQC
09/07/2018 10:59:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180907-0088743

Quitclaim Deed

KNOW ALL MEN BY THESE PRESENTS, that **SARAH SUSAN BAKER, AS TRUSTEE OF THE SARAH SUSAN BAKER TRUST A/K/A SUSAN BAKER TRUST**, of 128 Woodmont Blvd, Nashville, TN 37205, hereinafter called GRANTOR for valuable consideration paid, does hereby remise and release, quitclaim and convey all of his/her/their right, title and interest unto, **SARAH SUSAN BAKER, UNMARRIED,** of 128 Woodmont Blvd, Nashville, TN 37205, hereinafter called GRANTEES, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHERLY 50 FEEL OF LOT NO. 96 ON THE PLAN OF KENNER MANOR LAND COMPANY'S SECOND SUBDIVISION OF THE KENNER TRACT, AS OF RECORD IN PLAT BOOK 421, PAGE 100, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

SAID PART OF LOT NO. 96 FRONTS 50 FEET ON THE EASTERLY SIDE OF WOODMONT AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 200 FEET TO A DEAD LINE.

PARCEL ID: 116-03-0-115-00

THIS BEING THE SAME PROPERTY CONVEYED TO SARAH SUSAN BAKER, AS TRUSTEE OF THE SARAH SUSAN BAKER TRUST FROM SARAH SUSAN BAKER, UNMARRIED IN A DEED DATED AUGUST 15, 2003 AND RECORDED AUGUST 25, 2003 AS INSTRUMENT NO. 20030825-0122756. AND ALSO BEING THE SAME PROPERTY CONVEYED TO _____ FROM _____ IN A DEED DATED _____ AND RECORDED ON _____ AS INSTRUMENT NUMBER _____.

Property Commonly Known As: 128 Woodmont Blvd, Nashville, TN 37205

(THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK)

IN TESTIMONY WHEREOF I/We have executed this instrument of the 25th day of June, 2018.

SARAH SUSAN BAKER TRUST A/K/A SUSAN BAKER TRUST

Sarah Susan Baker, Trustee
SARAH SUSAN BAKER, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared, Sarah Susan Baker, whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville, Tennessee on this date of June 25, 2018.

Steven W. Nordstrom
Notary Public
My Commission Expires: 10/17/2021

STEVEN W NORDSTROM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is: $0.00.

Sarah Susan Baker
Affiant

Subscribed and sworn to before me this the 25th day of June, 2018.

Steven W. Nordstrom
Notary Public
My Comm. Expires: 10/17/2021

STEVEN W NORDSTROM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, Melissa E Gutierrez, 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.

Melissa Gutierrez
Signature

State of Rhode Island

County of Newport

Personally appeared before me, ~~[Name of Notary]~~ Michaela Frank, a notary public for this county and state, ~~[name of person making certification]~~ Melissa E. Gutierrez who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Michaela Frank
Notary's Signature Michaela Frank

My Commission Expires: January 29, 2022
Notary' Seal (if on paper)

MICHAELA FRANK
My Commission Expires
NOTARY PUBLIC
January 29, 2022
STATE OF RHODE ISLAND