QUITCLAIM DEED

Karen Y Johnson Davidson County
Batch# 143976 **DEEDQC**
09/21/2018 02:38:31 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20180921-0093926

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 12th DAY OF September, 2017.

Notary Public

MY COMMISSION EXPIRES: 08·17·2017

(AFFIX SEAL) YVONNE C. PICKARD NOTARY PUBLIC STATE OF TENNESSEE HUMPHREYS CO. TENN.

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Timothy Baker	**New Owner**	
(NAME)	(NAME)	
4406 Indiana Ave		**09112005200**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **TERRY A. HATLEY (also known as TERRY HATLEY),** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **TIMOTHY BAKER (also known as TIMOTHY ROBIN BAKER),** hereinafter called the Grantee, his heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Lots No. 311 and 313 of Block 42, Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75 of the Register's Office for said County.

Said Lots Nos. 311 and 313 adjoin and front together 50 feet of the northerly side of Indiana Avenue and runs back between parallel lines, Lot No. 313 running back along the easterly margin of an alley, 150 feet to an alley in the rear.

Being the same property conveyed to Pauline Baker and William Lynch by Quitclaim Deed from Pauline Baker. The said Pauline Baker (also being known as Mary Elizabeth Pauline Baker) having since divorced the said William Lynch (also known as William Russell Lynch). The said Terry A. Hatley being the son of the said Pauline Baker.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4406 Indiana Avenue, Nashville, Tennessee 37209**.

This Instrument was prepared with information supplied by the Grantee. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

Witness my hand this the 12th day of September, 2017.

Terry A. Hatley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal this the 12th day of September, 2017.

NOTARY PUBLIC

My Commission Expires: 08 · 18 · 2018



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212