Karen Y Johnson Davidson County
Batch# 171728 DEEDQC
12/10/2018 08:37:41 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20181210-0119778

This Instrument prepared by and upon recordation return to:
THE BLAIR LAW FIRM
Attorneys at Law
1608 Westgate Circle, Suite 100
Brentwood, Tennessee 37027
(615) 953-1122

New Owner: Judith L. Baer
840 Pisgah Park
Brentwood, Tennessee 37027

Send tax notice to: Judith L. Baer
840 Pisgah Park
Brentwood, Tennessee 37027

Map and Parcel No.: 160 16 0B 001.00

QUITCLAIM DEED
NO CONSIDERATION/NO TITLE SEARCH

Prepared from information supplied by the parties. The preparer of this instrument makes no representations as to the status of the title of the property described herein.

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, **Albert N. Baer** ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Judith L. Baer**, his wife, ("Grantee"), Grantor's entire undivided interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

> Land in Davidson County, Tennessee, being Lot No. 1, Revision Once, Section One, Brentwood Chase, as shown by plat appearing of record in Plat Book 9700, Pages 936-941, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Description is taken from prior deed of record. This is improved property commonly known as 840 Pisgah Park, Brentwood, Tennessee. This conveyance is subject to any and all easements and/or restrictions of record, all in the said Register's Office.

Being the same property conveyed to Albert Baer and wife, Judith L. Baer, from Newmark Homes, L.P., a Texas Limited Partnership, by Warranty Deed of record in Instrument No. 20030404-0044638, Register's Office of Davidson County, Tennessee. Albert Baer and wife, Judith L. Baer, then conveyed said property to Albert Nathan Baer and Judith Lebar Baer, Co-Trustees of the Albert and Judith Baer Living Trust dated September 7, 1995, as amended, a Tennessee Revocable Living Trust Agreement, by Quitclaim Deed of record in Instrument No. 20101012-0081769, Register's Office of Davidson County, Tennessee. Albert Baer, individually, then quitclaimed his interest in said property to Judith L. Baer, of record in Instrument No. 20180823-0083502, Register's Office of Davidson County, Tennessee and then Judith L. Baer, individually, quitclaimed her interest in said property to Judith L. Baer, Trustee of the Judith Lebar Baer Living Trust U/A dated December 20, 2013, of record in Instrument No. 20180823-0083503, Register's Office of Davidson County, Tennessee; however, at the time of said transfer, said property was not titled to Albert Baer individually, therefore, additional deeds were necessary to clarify title, to wit: being the same property conveyed to Albert N. Baer and Judith L. Baer from Albert Nathan Baer and Judith Lebar Baer, Co-Trustees of the Albert and Judith Baer Living Trust dated September 7th, 1995, as amended, a Tennessee Revocable Living Trust Agreement, by Quitclaim Deed of record in Instrument No. 20181210-0119777, Register's Office of Davidson County, Tennessee.

Albert Nathan Baer, Albert N. Baer and Albert Baer are one in the same person.

Judith Lebar Baer and Judith L. Baer are one in the same person.

IN WITNESS WHEREOF, the Grantor hereby affixes his signature on the 4th day of December, 2018.

Albert N. Baer

Albert N. Baer

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Albert N. Baer** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of December, 2018.

NOTARY PUBLIC

My Commission Expires: 7-11-2021

Julie T. Moss STATE OF TENNESSEE NOTARY PUBLIC Williamson County

OATH OF CONSIDERATION

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that the actual consideration for this transfer is Zero Dollars ($0).

ALBERT N. BAER
AFFIANT

Sworn to and subscribed to before me on the 4th day of December 2018.

NOTARY PUBLIC

My Commission Expires: 7-11-2021

Julie T. Moss STATE OF TENNESSEE NOTARY PUBLIC Williamson County