This instrument was prepared by:
Connie Reguli
Attorney at Law
LawCare-Family Law Center, P.C.
1646 Westgate Circle, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

I hereby swear or affirm that the consideration for this transfer is for the (sum of) actual consideration of $10.00.

Roland Keith Baldridge Sole

ROLAND KEITH BALDRIDGE TRUSTEE

Subscribed and sworn to before me on this 19th MARCH 2019.

Notary Public
My commission expires: 10-30-2021

KATHRYN WRIGHT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Julia Haughton Baldridge

JULIA HAUGHTON BALDRIDGE TRUSTEE

Subscribed and sworn to before me on this 19th MARCH 2019.

Notary Public
My commission expires: 10-30-2021

KATHRYN WRIGHT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 213192 DEEDQC
04/03/2019 10:13:01 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190403-0030118

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Address new owner:
Julia Baldridge and Roland K. Baldridge, Trustees
KNJ Baldridge Living Trust
1101 Graybar Lane
Nashville, TN 37204.

Send tax bills to:
Julia Baldridge and Roland K. Baldridge, Trustees
KNJ Baldridge Living Trust
1101 Graybar Lane
Nashville, TN 37204.

Map Parcel Number:
132-01-0-009.00

**QUITCLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS that WE, ROLAND KEITH BALDRIDGE and JULIA HAUGHTON BALDRIDGE, do hereby convey, remise, release and forever quitclaim unto our entire estate in fee simple to the KNJ BALDRIDGE REVOCABLE LIVING TRUST through its trustee, the following described real property, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

*Legal description*

Land in Davidson County, Tennessee, being the Northerly Part of Lot No. 3 and the Westerly Part of Lot No. 4, a Triangular Part of Block No. 14, on the Plan of College Park of record in Plat Book 843, Page 29, said Register's Office, to which said parts adjoin and are described separately as follows:
Said Northerly part of Lot No 3 fronts 55 feet on the South side of Maplehurst Avenue and runs back 141.5 feet, more or less, on the West line and 140 feet on the East line, to the North line, which measures 55.9

feet thereon of the property conveyed to Tom H. Southerland and wife, by deed from William M. Merry and wife, of record in book 2994, page 222, said register's office.
Said part of Lot No. 4 is described as follows: Beginning at an iron stake in the Southerly margin of Maplehurst Avenue being the Northeast comer of Lot No. 3 and the Northwest corner of Lot No. 4; thence South 1438', West, 140 feet with the original property line between Lots No 3 and 4; thence South 882' East, 9 feet to an iron pin; thence North 115' East, 138.1 feet to the point of beginning.
Being the same property conveyed to David C. Sholes and Jill M. Sholes, husband and wife, as tenants by the entirety by Quitclaim deed from David C. Sholes and Jill Miranda, now known as Jill M. Sholes of record in Instrument No. 20130701- 0067430 Register's Office for Davidson County, Tennessee, dated June 17, 2013 and recorded on July 01, 2013.
Being the same property conveyed to Julia Haughton Baldridge and her husband, Roland Keith Baldridge of in instrument 20161110-0119312 Register's Office of Davidson County, Tennessee, recorded on November 10, 2016.
This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.
This improved property is known as 1003 Maplehurst Lane, Nashville, Tennessee 37204.

This conveyance is subject to any and all restrictive covenants and easements and governmental zoning regulations pertaining to said property and of record in the said Register's office.
This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.
THE MAKER OF THIS INSTRUMENT DOES NOT WARRANT THE ACCURACY OF THE LEGAL DECSIPTION CONTAINED HEREIN.

WITNESS my hand this 19th day of MARCH 2019.

ROLAND KEITH BALDRIDGE

JULIA HAUGHTON BALDRIDGE

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 ROLAND KEITH BALDRIDGE and JULIA HAUGHTON BALDRIDGE with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, executed the foregoing instrument for the purposes contained therein, by signing his name.

WITNESS MY HAND AND OFFICIAL SEAL at Brentwood, Tennessee, this the 19th day of MARCH 2019.

Notary Public
My commission expires: 10-30-2021

KATHRYN WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I hereby swear that the consideration of this transaction does not exceed $10.00

ROLAND KEITH BALDRIDGE

JULIA HAUGHTON BALDRIDGE

Subscribed and sworn to before me on this 19th day of MARCH 2019.

Notary Public
My commission expires: 10-30-2021

KATHRYN WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY