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 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 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

20190403-0030120

****

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:
118-13-07

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 Lots Nos. 52 and 53 on the Map showing the Subdivision of the Draughon Tract, as of record in Book 974, Page 39, Register's Office for said County.
Said Lots adjoin and front 30 feet on the southerly side of Graybar Lane and run back between parallel lines 150 feet to a dead line in the rear measuring 60 feet thereon.

Being the same property conveyed to Peter K. Musgrove by deed from Ann M. (Musgrove) Bridenstine and John Bridenstine of record in Book 7212, Page 48, said Register's Office.
Being the same property conveyed to Julia Haughton-Baldridge and husband, Roland Keith Baldridge of record in Book 8808, Page 100 on December 8, 1992.
This is improved property is known as 1101 Graybar Lane, Nashville, TN 37215.

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 19 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

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

KATHRYN WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY