Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Sarah Parsons, Legal Guardian of Isaac Parsons Baker **925 North 14th St.** **Nashville, TN 37206**	**MAP/PARCEL** **119 01 0 452.00**	**Sarah Parsons, Legal Guardian of Isaac Parsons Baker** **925 North 14th St.** **Nashville, TN 37206**

This instrument prepared by: Carter Shelton, PLC
2021 Richard Jones Road, Suite 240, Nashville, TN 37215

Karen Johnson Davidson County
Batch# 236810 DEEDQC
05/31/2019 08:25:53 AM 4 pgs
Fees: $22.00 Taxes: $0.00

20190531-0051604

ADMINISTRATOR'S DEED

WHEREAS, **Kenneth P. Baker and wife, Andrea M. Baker, as tenants by the entirities,** were the owners of that certain property located and known as 303 Valeria Street, Nashville, Davidson County, Tennessee 37210 and being more particularly described on EXHIBIT A attached hereto and incorporated herein by reference (the "Real Property").

WHEREAS, Andrea M. Baker died September 5, 2010, survived by Kenneth P. Baker.

WHEREAS, Kenneth P. Baker died on January 25, 2018, unmarried and survived by his only child, a minor named Isaac Parsons Baker.

WHEREAS, Sarah Parsons was appointed as the legal guardian of Isaac Parsons Baker by the Probate Court of Davidson County, Tennessee, in Docket Number 19P-314.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

This deed is exempt from recording tax pursuant to T.C.A. section 66-5-209(3) as a transfer from a fiduciary in the course of administration of a decedent's estate.

Affiant

Subscribed and sworn to before me this 29th day of May, 2019.

Celeste Torgerson
Notary Public

My Commission Expires: 3/7/23

CELESTE TORGERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

WHEREAS, Geraldine Baker was appointed as the administrator of the Estate of Kenneth Paul Baker by the Probate Court of Davidson County, Tennessee, in Docket Number 19P-211.

WHEREAS, Geraldine Baker, in her capacity as the administrator of the Estate of Kenneth Paul Baker, desires to execute this Administrator's Deed to confirm the transfer of the Real Property to Sarah Parsons, in her capacity as legal guardian of Isaac Parsons Baker, a minor.

NOW, THEREFORE, IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Geraldine Baker, Administrator of the Estate of Kenneth Paul Baker** (the "Grantor"), by these presents does hereby sell, assign, transfer, convey and quitclaim the Real Property to **Sarah Parsons, Legal Guardian of Isaac Parsons Baker** (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest, as Administrator of the Estate of Kenneth Paul Baker in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Real Property").

The Real Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Real Property.

Grantor and Grantee acknowledge that this Deed was prepared from information in prior deeds; that no request was made that Brian S. Shelton or Carter Shelton, PLC perform a title examination; and that neither Brian S. Shelton nor Carter Shelton, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

This is improved property known as **303 Valeria Street, Nashville, Davidson County, Tennessee 37210.**

IN WITNESS WHEREOF, the undersigned has executed this Deed this 29 day of MAY, 2019.

GRANTOR:

The Estate of Kenneth Paul Baker

Geraldine R Baker

Geraldine Baker, Administrator

STATE OF Tennessee)
COUNTY OF DAVIDSON)

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

WITNESS my hand and seal on this the 29 day of May, 2019.

Notary Public

My Commission Expires:
11/6/2021

BRIAN S SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

EXHIBIT A

(Legal Description)

Land in Davidson County, Tennessee, being Lot No. 38 on the Map of Overhill City and W.H. Fox Subdivision, of Blocks Nos 14, 15, 16, 21, 29 and 30, Cumberland Nurseries, as of record in Plat book 332, page 21, Register's office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kenneth P. Baker and wife Andrea M. Baker, as tenants by the entirities, by deed of record as instrument number 20100208-0009810, Register's Office for Davidson County, Tennessee, Andrea M. Baker having predeceased Kenneth P. Baker., leaving the property vested entirely in Kenneth P. Baker as the surviving tenant by the entirety at his death.