QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 261611 DEEDQC
07/24/2019 01:58:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190724-0072704

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 day of July, 2019.

Notary Public
MY COMMISSION EXPIRES: 4-13-20
(AFFIX SEAL)

MORGAN O'NEILL NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title, LLC
2800 N. Mt. Juliet Road, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brandon C. Baker and Hannah Baker	SAME AS NEW OWNER	141070B09500CO
(NAME) 318 Roslyn Court	(NAME)	
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Chase Baker and wife, Hannah Gordon Baker**, hereinafter called the Grantor(s), has quitclaimed unto **Brandon C. Baker and Hannah Baker, husband and wife**, hereinafter called the Grantee(s), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being Lot No. 79 on the Plan of First Revision. of Somerset Farms, Section 4, Phase 1 of record in Plat Book 9700, Page 157, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Chase Baker and wife, Hannah Gordon, by deed from Camille B. Harrison, unmarried, dated 09/29/2016, of record in Instrument No. 20161007-0106397, said Register's Office.

Chase Baker being one in the same as Brandon C. Baker.
Hannah Gordon being one in the same as Hannah Baker and Hannah Gordon Baker.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is _X_ improved __ unimproved property known as 318 Roslyn Court, Nashville, TN 37221.

Witness my hand this 19 day of July, 2019.

Chase Baker

Hannah Gordon Baker

STATE OF TN
COUNTY OF Wilson

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

Witness my hand and official seal, this the 19 day of July, 2019.

Notary Public

My Commission Expires: 4-22-23

(SEAL)

JESSICA SPARNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Jessica Sparnell do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Jessica Sparnell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 4-13-22



(SEAL)