QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 277081 DEEDQC
08/28/2019 08:32:16 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20190828-0086550

WILLIAM E GRONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF August, 2019.

Notary Public

MY COMMISSION EXPIRES: 03/07/2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Rachel Baiman, George Alistair Cloughley Jackson, Rhon P. Baiman, and Michelle G. Baiman	**Same**	
(NAME)	(NAME)	
1017 A & B Falls Avenue		**052-09-0-027.00** **052-09-0-028.00**
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

RACHEL BAIMAN, RHON P. BAIMAN AND MICHELLE G. BAIMAN ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

RACHEL BAIMAN AND GEORGE ALISTAIR CLOUGHLEY JACKSON, WIFE AND HUSBAND AND RHON P. BAIMAN AND MICHELLE G. BAIMAN, HUSBAND AND WIFE TOGETHER AS TENANTS IN COMMON ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

PARCEL 1 – 1017 A FALLS AVENUE, MADISON, TENNESSEE 37115

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHERLY HALF OF LOT NO. 5 ON THE PLAN OF MONTAGUE FALLS, CHAS. U. COGGIN'S SUBDIVISION OF PART OF TRACT NO. 18 IN THE PLAN OF MONTAGUE, OF RECORD IN PLAT BOOK 421 , PAGE 166, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID NORTHERLY HALF OF LOT NO. 5 FRONTS 60 FEET ON THE SOUTHEASTERLY SIDE OF A PRIVATE DRIVE (NOW CALLED FALLS AVENUE) AND RUNS BACK BETWEEN PARALLEL LINES 320 FEET TO THE CUMBERLAND RIVER.

ALSO CONVEYED HEREWITH ARE THE RIGHTS AND OBLIGATIONS TO A SHARED DRIVEWAY EASEMENT AND MUTUAL MAINTENANCE AGREEMENT RECORDED IN INSTRUMENT NUMBER 20170915-0094559, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO RACHEL BAIMAN, UNMARRIED, AND RHON P. BAIMAN AND MICHELLE G. BAIMAN, HUSBAND AND WIFE, BY WARRANTY DEED FROM GULLO-CHALMERS JV, OF RECORD IN INSTRUMENT NUMBER 20170915-0094562, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PARCEL 1 – 1017 B FALLS AVENUE, MADISON, TENNESSEE 37115

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHERLY HALF OF LOT NO. 5 ON THE PLAN OF MONTAGUE FALLS, CHARLES U. COGGIN'S SUBDIVISION PARTS OF TRACT NO. 18 ON THE PLAN OF MONTAGUE OF RECORD IN PLAT BOOK 421 , PAGE 166, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

SAID SOUTHERLY HALF OF LOT NO. 5 FRONTS 60 FEET ON THE SOUTHEASTERLY SIDE OF A PRIVATE DRIVE (NOW CALLED FALLS AVENUE) AND RUNS BACK BETWEEN PARALLEL LINES 320 FEET TO THE CUMBERLAND RIVER.

BEING THE SAME PROPERTY CONVEYED TO RACHEL BAIMAN, UNMARRIED, AND RHON P. BAIMAN AND MICHELLE G. BAIMAN, HUSBAND AND WIFE, BY WARRANTY DEED FROM GULLO-CHALMERS JV, OF RECORD IN INSTRUMENT NUMBER 20170915-0094560, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This instrument has been prepared by information provided by the parties
No title search was conducted and no representations regarding title have been made by the Drafter

This is improved property known as: **1017 A Falls Avenue, Madison, Tennessee 37115**
1017 B Falls Avenue, Madison, Tennessee 37115

Witness our hands this the 23 day of August, 2019.

RACHEL BAIMAN

RHON P. BAIMAN

MICHELLE G. BAIMAN

STATE OF Tennessee)
COUNTY OF Davidson)

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

Witness my hand and official seal, this the 23rd day of August, 2019.

Notary Public
My Commission Expires:

MELISSA JANSEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RHON P. BAIMAN**, the within named 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 23rd day of August, 2019.

Notary Public
My Commission Expires:

MELISSA JANSEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021

STATE OF TN)
COUNTY OF Davidson)

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

Witness my hand and official seal, this the 23rd day of August, 2019.

Notary Public
My Commission Expires:

MELISSA JANSEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021