Prepared by:
William S. Carman, Sr., Attorney
P. O. Box 681357
Franklin, TN 37068
from information provided by the parties
without the benefit of a title examination.
The preparer makes no warranties
as to the status of the title.

STATE OF TENNESSEE
COUNTY OF Cheatham

the actual consideration or value, whichever is greater, is $ 0.00.

Sworn to and subscribed before me this 9th day of September 2019

Affiant

Notary Public
My Commission Expires: 12/13/20

DEBORAH L. TILLEY NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

Karen Johnson Davidson County
Batch# 283033 DEEDQC
09/09/2019 03:34:55 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20190909-0091003

QUITCLAIM DEED

Name and Address of New Owner:	Send Tax Bills To:	Map and Parcel Number:
Ben Bailey Baggett 5404 Bradfield Dr Nashville, TN 37220	Ben Bailey Baggett 5404 Bradfield Dr Nashville, TN 37220	160 08 0 036.00

I, Victor Lee Baggett, Jr., do hereby quitclaim all my interest in certain real estate as described herein below to Ben Bailey Baggett:

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Brentview Hills Subdivision, as of record in Book 3300, Pages 43 and 44, Register's Office for said County.

Also known as 476 Broadwell Drive, Nashville, TN.

Said lot No. 61 fronts 115.7 feet on the northerly side of Broadwell Drive and runs back 436.2 feet on the easterly line and 493 feet on the westerly line to a dead line in the rear on which it measures 145 feet.

Being the same property conveyed to Victor L. Baggett and wife, Janet R. Baggett, by deed from Mildred B. Blanks, of record in Book 4020, Page 710, Register's Office of Davidson County, Tennessee, the said Victor L. Baggett and Janet R. Baggett having been subsequently divorced, and Janet R. Baggett having been remarried and now being known as Janet B. Coots.

Also being the same property referenced in records of the Assessor of Property for 2016, Parcel ID 160 08 0 036.00 referencing Will Book 20141114-0105390 and Divorce 00000821-0000707, Quit Claim 00005382-0000724, and Divorce 00000057-0000536.

In witness whereof, I have hereunto set my hand this 30 day of August 2019.

Victor Lee Baggett, Jr.

STATE OF Texas
COUNTY OF Dallas

I hereby certify that on the 30 day of August 2019, Personally appeared before me, the undersigned, a notary public in and for said State and County, the Affiant, Victor Lee Baggett, Jr.,, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who executed the within instrument as his free act and deed for the purposes therein contained. Witness my hand and official seal this Texas DL.

Carla Chavez
Notary Public

CARLA CHAVEZ
Notary ID # 130635623
My Commission Expires
April 25, 2020

My Commission Expires
4/25/20