THIS DOCUMENT PREPARED BY:	This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(D).
Kennedy & Associates, PLLC 3052 Lebanon Pike Nashville, Tennessee 37214 (615) 883-4998	

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
Stephen T. Baker 11416 Gates Mill Drive Knoxville, TN 37934	SAME	084 14 0 030.00

Karen Johnson Davidson County
Batch# 322933 DEEDQC
12/02/2019 11:04:05 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20191202-0123464

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that **Stephen T. Baker**, the duly-appointed Executor, a certified copy of his Letters Testamentary being attached hereto as Exhibit A, of the Estate of Dorothy Ann Vantrease Baker, deceased (the decedent), which estate is administered in the Probate Court for Davidson County, Tennessee, Case No. 19P-1094, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and in connection with the distribution of the estate of the decedent pursuant to the decedent's will, which was duly admitted to probate in Davidson County, Tennessee and recorded in Probate Court Clerk's Office for said County, hereby releases, remises forever, and quitclaims unto **Stephen T. Baker and John M. Baker** all of the right, title, and interest of the decedent and the decedent's estate in and to a certain tract of land in Davidson County, Tennessee, described more particularly as follows:

> Being Lot No. 49 on the Plan of Donelson Meadows, Section 2, as of record in book 2133, pages 100 and 101, Register's Office for said County.
>
> Said Lot No. 49 fronts 124.5 feet on the northeasterly side of Bermuda Drive and runs back 256.7 feet on the northwesterly line and 251.6 feet on the southeasterly line to a dead line, measuring 167.2 feet thereon.

Being the same property conveyed to Troy Baker and wife, Dorothy V. Baker, both now deceased, from C.J. Sain and wife, Ceslestine F. Sain by Warranty Deed recorded in Book 2491, Page 219 in the Register's Office for said County.

This conveyance is made subject to easement for public utilities across the rear 10-feet of premises, 100-foot building setback line and conditions of owners certificate, as shown on plan in book 2133, pages 100 and 101, Register's Office for Davidson County, Tennessee, and restrictive covenants contained in an instrument executed by Folk-Jordan Company, Inc., dated June 22, 1954, filed June 22, 1954, and recorded in book 2283, page 361, Register's Office for said County.

This is improved property known as 209 Bermuda Drive, Nashville, Tennessee 37214.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS my hand this 26th day of November, 2019.

Stephen T. Baker

Stephen T. Baker, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephen T. Baker, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26th day of November, 2019.

My Commission Expires: 03/08/2021

LINDA SCHREINER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Linda Schreiner

Notary Public

EFILED 06/28/19 15:12:55 CASE NO. 19P1094 Richard R. Rooker, Clerk

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS TESTAMENTARY

TO: **STEPHEN T BAKER** DOCKET NO: **19P1094**

*It appearing to the Court that **DOROTHY A BAKER** has died leaving a written Will in which you are appointed **Executor** and which has been duly approved by the Court; and you having been qualified according to law, and it having been ordered by said Court that Letters Testamentary issue to you;*

*THESE ARE, THEREFORE, to empower you, the said **STEPHEN T BAKER**, to enter upon the execution of said Will, and take into your possession all of the property, and to make, within **sixty (60) days** from this date, a perfect inventory thereof, and make due collection for all debts, and after paying all the just demands against the Testator, and settling up the business according to law, you will pay over and deliver the property and effects that may remain in your hands, and do all other things that may be required, according to the provisions of the said will and the laws of the land.*

WITNESS, Richard R. Rooker, Clerk of the Probate Court, at office, this June 27th, 2019.

RICHARD R. ROOKER, Clerk

_____ D.C.

STATE OF TENNESSEE)

DAVIDSON COUNTY)

I, RICHARD R. ROOKER, Clerk of the Probate Court of said County, do hereby certify that the foregoing is a true and perfect copy of the Letters Testamentary issued to **STEPHEN T BAKER** as **Executor** of the estate of **DOROTHY A BAKER**, deceased, and I do further certify that **STEPHEN T BAKER** is still acting **Executor** of the estate of **DOROTHY A BAKER** and all acts as such are entitled to full faith and credit as it appears from the official record in my office in Nashville, Tennessee, this the 1 day of November, 2019

RICHARD R. ROOKER, Clerk

_____ D.C.