Karen Johnson Davidson County
Batch# 327191 DEEDQC
12/09/2019 02:52:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20191209-0126936

QUITCLAIM DEED

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

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

Percy A Baker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of December, 2019.

Julie Coone
Notary Public
MY COMMISSION EXPIRES: 6-24-2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TORO TITLE, LLC
933 E TRINITY LANE NASHVILLE TN 37207

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
TurnKey Builder's LLC	SAME AS NEW OWNER	082-04-0-237.00
(NAME) 909 Thomas Avenue #D	(NAME)	
(ADDRESS) Nashville, TN 37216	(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, **Percy A. Baker**, hereinafter called the Grantor, has quitclaimed unto **TurnKey Builder's LLC, a Tennessee Limited Liability Company,** 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:,

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Map of Carter Lane Place, of record in Plat book 547, Page 105, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 30 fronts 50 feet on the Southerly side of Carter Street (previously stated as Avenue) and runs back between parallel lines 129.9 feet on the west line and 129.4 feet on the east line to a dead line, and shows fifty feet thereon.

Being the same property conveyed to Percy A. Baker by Quitclaim Deed from Brenda L. Baker, dated December 8, 2016 and recorded in Instrument Number 20161213-0130286.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION. PREPARED FROM INFORMATION SUBMITTED BY THE PARTIES WITHOUT OPINION OF TITLE, LEGAL ADVICE OR ANY LEGAL REPRESENTATION.

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 **880 Carter Street, Nashville TN 37206**.

Witness my hand this 9th day of December, 2019.

Percy A Baker
PERCY A. BAKER

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 Percy A. Baker, 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 9th day of December, 2019.

Julie Coone
Notary Public
My Commission Expires: 6-24-2023

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

True Copy Certification

I, Matthew Anderson, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, [Name of Notary], a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Taylor Anderson

Notary's Signature

My Commission Expires: 07-03-2023

Notary' Seal (if on paper)

