Recordation Requested By / Return To:
WFG Lender Services
2625 Townsgate Road
Westlake Village, CA 91361
File No. 1416767TN

THIS INSTRUMENT PREPARED BY:
John O. Windsor, Esq.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Tax ID No.: 142160C02500CO

Karen Johnson Davidson County
Batch# 340173 DEEDQC
01/08/2020 08:34:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200108-0002427

QUIT CLAIM DEED

THIS DEED made and entered into on this 2 day of January, 20 20, by and between **Justin D. Baker A/K/A Justin Baker and Alexandra Baker F/K/A Alexandra Hopkins, husband and wife, as tenants in common with rights of survivorship**, a mailing address of 2616 S Highlands Dr, Nashville, TN 37221, hereinafter referred to as Grantor(s) and **Justin D. Baker and Alexandra Baker, husband and wife**, a mailing address of 2616 S Highlands Dr, Nashville, TN 37221, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 25 ON THE PLAN OF DEVON HIGHLANDS, PHASE II, A PLANNED UNIT DEVELOPMENT, OF RECORD IN BOOK 7900, PAGE 517, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

SITUATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Parcel ID Number: 142160C02500CO
Also known as: 2616 S Highlands Dr, Nashville, TN 37221

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

This being the same property conveyed to Justin Baker and Alexandra Hopkins, tenants in common with rights of survivorship by deed from Christopher Burrell and wife, Erin Burrell dated August 3, 2015 and recorded August 4, 2015 under as Instrument No. 20150804-0076875 of the Davidson County, TN Recorder's Office.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Justin D. Baker AKA Justin Baker

Justin D. Baker A/K/A Justin Baker

Alexandra Baker FKA Alexandra Hopkins

Alexandra Baker F/K/A Alexandra Hopkins

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Justin D. Baker A/K/A Justin Baker and Alexandra Baker F/K/A Alexandra Hopkins, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in 2616 Highland Dr this 2 day of January, 20 20.

Notary Public
My Commission expires: May 17, 2023

ANTHONY FLOWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

STATE OF Tennessee
COUNTY OF Williamson

Sworn to before me this 2 day of January, 20 20

Notary Public
My Commission Expires: May 17, 2023

ANTHONY FLOWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Name and address for person(s) responsible for taxes:
Justin D. Baker and Alexandra Baker
2616 S Highlands Dr
Nashville, TN 37221

Name and address of property owner:
Justin D. Baker and Alexandra Baker
2616 S Highlands Dr
Nashville, TN 37221

Tennessee Certification of Electronic Document

I, Jennifer Lander, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Jennifer Lander
Signature

State of Pennsylvania
County of Allegheny

Personally appeared before me, Autumn R Carnegie, a notary public for this county and
Notary's Name

state, Jennifer Lander, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Autumn R C
Notary Signature
Autumn R Carnegie

MY COMMISSION EXPIRES: 06/06/2020

NOTARY'S SEAL

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
AUTUMN R CARNEGIE
Notary Public
FINDLEY TWP, ALLEGHENY COUNTY
My Commission Expires Jun 6, 2020

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).