Karen Johnson Davidson County
Batch# 340742 DEEDQC
01/09/2020 09:41:18 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200109-0003097

THIS INSTRUMENT WAS PREPARED BY:
Bankers Title and Escrow Corporation
3310 West End Avenue, Suite 540
Nashville, Tennessee 37203

New Owner:	Send Tax Bills To:	Map & Parcel Nos:
James Richard Baker **557 Brookview Estates Drive** **Nashville TN 37211**	**Same**	**Map - Parcel** **162-06-0-316.00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration whatsoever and for the express purpose of making a reconveyance to **James Richard Baker and Jason Richard Baker** as, joint tenants with rights of survivorship, I, **James Richard Baker**, by these presents do hereby quitclaim and convey all of my interest in the following parcel of land in Davidson County, Tennessee unto **R. L. Moore, Trustee**, his successors and assigns, to wit:

> Land in Davidson County, Tennessee, being Lot No. 166 on the Plan of Brook - View - Estates Section 2 of record in Plat Book 4460, Page 163, 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 Lot No. 166 fronts 90.0 feet on the Northerly side of Brook View Drive and runs back 119.64 feet on the Westerly line and 114.78 feet on the Easterly line to a line in the rear which measures 90.13 feet.
>
> Being the same property conveyed to James R. Baker and wife, Linda F. Baker by Warranty deed from Cheek and Jones, Inc of record in Book 5043, page 836, Register's Office for Davidson County, Tennessee, dated July 06, 1976 and recorded on July 09, 1976. The said Linda F. Baker having since died on November 28, 2013. James R. Baker and James Richard Baker are one in the same person.

And now, I, the said **R. L. Moore, Trustee,** for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey all of my interest unto **James Richard Baker and Jason Richard Baker** as joint tenants with rights of survivorship, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 8th day of January, 2020.

R. L. MOORE, TRUSTEE

JAMES RICHARD BAKER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, R. L. MOORE Trustee, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of January 2020.

My Commission Expires:

9-6-22

Tracey Perry
NOTARY PUBLIC

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES RICHARD BAKER, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of January, 2020.

My Commission Expires:

9-6-22

Tracey Perry
NOTARY PUBLIC

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $-0-.

James R Baker
AFFIANT

Subscribed and sworn to before me this 8th day of January, 2020.

My Commission Expires:

9-6-22

Tracey Perry
NOTARY PUBLIC

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON