Karen Johnson Davidson County
Batch# 346155 DEEDQC
01/22/2020 09:45:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20200122-0007763

File Number: OS3300-19051089

After Recording, Send To:
TITLE 365
345 Rouser Road, Bldg 5, Suite 300
Coraopolis, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Brian C. Baker, 242 Colt Drive, Nashville, TN 37221

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
128-10-0-157.00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): quitclaim for no consideration

Brian C. Baker, married to **Candace Baker**, hereinafter grantor, whose tax-mailing address is **242 Colt Drive, Nashville, TN 37221**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Brian C. Baker, a married man**, hereinafter grantees, whose tax mailing address is **242 Colt Drive, Nashville, TN 37221**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The land hereinafter referred to is situated in the City of Nashville, County of Davidson, State of TN, and is described as follows: Being Lot No. 154, on the Plan of Stacy Square, Section 4, of record in Book 4460, Page 12, Register's Office for Davidson County, Tennessee. Being the same property conveyed from Brian Baker to Brian Baker, an unmarried man by deed dated November 22, 2017 and recorded January 18, 2018 in Instrument Number 20180118-0005528, of Official Records. APN: 128-10-0-157.00
Property Address is: 242 Colt Drive, Nashville, TN 37221

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at Instrument Number 20180118-0005528 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 128-10-0-157.00

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on 1/10/2020, ~~2019~~:

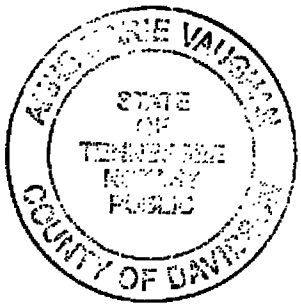
Brian C. Baker

Brian C. Baker

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on January ~~10~~, 2020 ~~2019~~ by **Brian C. Baker** who is personally known to me or has produced drivers license as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Anne Marie Vaughan
Notary Public
My Commission Expires: 01/03/23



Executed by the undersigned on 1-10-2020, ~~2019.~~

Candace Baker

Candace Baker

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on January 10, 2020, ~~2019~~ by **Candace Baker** who is personally known to me or has produced drivers license as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Ann Marie Vaughan
Notary Public
My Commission Expires: 01/03/23

ANN MARIE VAUGHAN
NOTARY PUBLIC
STATE OF TENNESSEE
NASHVILLE
COUNTY OF DAVIDSON

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).