Karen Johnson Davidson County
Batch# 372995 DEEDQC
03/16/2020 01:28:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200316-0028890

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF March, 2020.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires 07-07-2022

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Annie Baker	**Same**	**08007007300**
(NAME)	(NAME)	
3325 Hospital Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

ANNIE BAKER AND CATHERINE BAKER, AS TENANTS IN COMMON ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

ANNIE BAKER ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT 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. 427 ON THE PLAN OF SECTION VII, BORDEAUX HILLS, AS OF RECORD IN BOOK 3842, PAGE 73, REGISTER'S OFFICE FOR SAID COUNTY, AS FOLLOWS:

BEGINNING IN THE WESTERLY MARGIN OF HOSPITAL LANE, AT THE CORNER OF LOTS 426 A~D 427; THENCE SOUTHERLY WITH SAID LANE, 82.05 FEET TO A MONUMENT; THENCE SOUTHWESTERLY AROUND A CURVE, 40.94 FEET TO A CONCRETE MONUMENT; THENCE IN A WESTERLY DIRECTION 100 FEET TO A CONCRETE MONUMENT AT THE REAR CORNER OF LOTS 427; THENCE NORTHERLY ALONG THE REAR LINE OF SAID LOT, 93.25 FEET TO A CORNER OF LOTS 426 AND 427; THENCE EASTERLY WITH THE LINE OF SAID LOTS 100 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO ANNIE BAKER AND CATHERINE BAKER, BY QUITCLAIM DEED FROM ANNIE BAKER, OF RECORD IN BOOK NUMBER 6499 PAGE 567, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID CATHERINE BAKER, HAVING SINCE DIED ON NOVEMBER 20TH 2009, LEAVING SAID PROPERTY TO SISTER ANNIE BAKER AS HER ONLY HEIR AT LAW PER AFFIDAVITS OF HEIRSHIP OF RECORD IN INSTRUMENT NUMBERS 202003160028888 **AND** 202003160028889 **IN THE REGEISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE.**

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This instrument has been prepared by information provided by the parties
No title search was conducted and no representations regarding title have been made by the Drafter

This is **improved** property known as: **3325 Hospital Lane, Nashville, TN 37218**

Witness our hands this the 10th day of March, 2020.

Annie Baker
ANNIE BAKER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ANNIE BAKER,** the within named bargainor, 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 10th day of March, 2020.

Briana Gage
Notary Public

My Commission Expires: 1/8/24

BRIANA GAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

True Copy Certification

I, John Gleaves, 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, Gabriel Lutz, a notary public for this county and state, John Gleaves, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/2/2023
Notary' Seal (if on paper)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY