This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes.

Karen Johnson Davidson County
Batch# 391112 DEEDWARR
04/24/2020 10:43:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200424-0043181

New Owner:	**Send Tax Bill:**	**Map/Parcel**
CARTER BAKER, Trustee NICOLE K. BAKER , Trustee BAKER REVOCABLE LIVING TRUST dated April 23, 2020 3908 Wayland Drive Nashville, TN 37215	SAME	13011009700

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

Stacy Bayett
AFFIANT

Sworn to and subscribed before me this April 23, 2020.

LINDSAY WEISS HINSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2021

Notary Public

My Commission Expires:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, CARTER BAKER, III, and NICOLE K. BAKER, husband and wife, do hereby transfer and convey any and all interest owned by us in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to CARTER BAKER, III, and NICOLE K. BAKER, TRUSTEES of the BAKER REVOCABLE LIVING TRUST, dated April 23, 2020, as tenants by the entireties.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenants by the entireties, despite its conveyance to our revocable trust.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto

belonging to the said Grantees, their successors, heirs and assigns forever, we covenant we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

We further covenant and bind ourselves, our heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS OUR HANDS this 23RD day of April, 2020.

By: _____
CARTER BAKER

_____
NICOLE K. BAKER

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

WITNESS my hand and official seal at Brentwood, Tennessee, this 23RD day of April 2020.

_____
NOTARY PUBLIC

My Commission Expires: _____

LINDSAY WEISS HINSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2021

Exhibit A

Property Description

Said property is described to wit:

Land in Davidson County, Tennessee, being Lot No. 3 of Block "R" on the Plan of Tyne Meade, Section IV of record in Plat Book 1424, Page 25, Register's Office for said County. Said Lot No. 3 of Block "R" fronts 125 feet on the northerly margin of Wayland Drive and extends back 326 feet on the westerly line and 371.3 feet on the easterly line to a dead line in the rear, measuring 133.3 feet thereon. Being the same property conveyed to K. Michael Dugan and wife, L. Amory Dugan by Warranty Deed from Richard A. Maradik, Jr. and wife, Anne J. Maradik, recorded on the 23rd day of May, 2006 in Instrument No. 20060523-0060666, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BLOCK R, TYNE MEADE, SECTION IV, as recorded in Plat Book 1424, Page(s) 25.

Being the same property conveyed to CARTER BAKER and NICOLE K. BAKER, husband and wife, by Warranty Deed of record from K. MICHAEL DUGAN and L. AMORY DUGAN, husband and wife, in Instrument Number 20100406-0025468, Register's Office for Davidson County, Tennessee.

The foregoing legal description is the same as contained in the previously recorded deed.

This conveyance is subject to any and all existing easements and restrictions of record.

This is improved property known as 3908 Wayland Dr Nashville TN 37215.

Tennessee Certification of Electronic Document

I, James M. Adcox III, 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.

James M Adcox III
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Lindsay Weiss Hinson, a notary public for this county and
Notary's Name

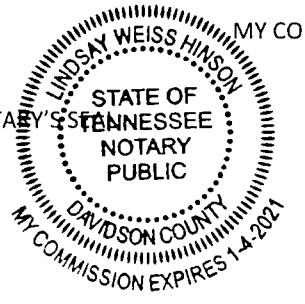
state, James M. Adcox III, who acknowledges that this certification of an electronic
Signer's Name

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

Lindsay Weiss Hinson
Notary Signature

MY COMMISSION EXPIRES: 1/4/24

NOTARY'S STAMP:



(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).