Karen Johnson Davidson County
Batch# 400792 DEEDQC
05/15/2020 09:08:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200515-0050452

This instrument prepared by:
LAW OFFICE OF TONI WAYNICK RUTGERSON
200 Nashboro Blvd
P.O. Box 17116
Nashville, TN 37217
(615) 885-5707

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
DORIS J. BASKIN **542 DES MOINES DRIVE** **HERMITAGE, TN 37076**	**To New Owner**	**75-3-18**

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND THE PREPARER SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **JERRY CLAY BASKIN, II and HEATHER LYNN BASKIN**, hereinafter collectively called "Grantors", for and in consideration of love and affection and no monetary consideration, the sufficiency of which is hereby acknowledged, hereby release, remise forever and quitclaim unto **DORIS J. BASKIN, an unmarried woman**, her heirs and assigns, all of their right, title and interest in and to a certain parcel of land in Davidson County, Tennessee, described more particularly as follows:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Tulip Grove, Section I, as of record in Book 3700, page 106 Register's Office for Davidson County, Tennessee described as follows:

Beginning at a point in the northwesterly margin of Metropolitan Government road, the southwesterly corner of the subject Lot No. 26; thence North 34 deg 00' West 112.92 feet to a concrete monument at the rear corner of Lots No. 26 and 27; thence with the line between said lots northwardly 114.92 feet to a point in the southerly margin of Des Moines Drive; thence with the margin of same, southwestwardly 208.56 feet to a concrete monument at the beginning of a curve to the right having a radius of 25.0 feet; thence around said curve southwestwardly 39.27 feet to a concrete monument in the northwesterly margin of Metropolitan Government Road; thence with the margin of same, southwestwardly 134.0 feet to the point of beginning.

Being the same property conveyed to Doris J. Baskin (unmarried), Jerry Clay Baskin, II (married) and Heather Lynn Baskin (unmarried) as Tenants in Common with Rights of Survivorship by deed from Doris J. Baskin of record as Instrument No. 20110608-0043861 in the Register's Office for Davidson County, Tennessee.

This is improved property known as:

542 Des Moines Drive
Hermitage, TN 37076

The spouse of Jerry Clay Baskin, II, joins in this conveyance for the express purpose of conveying any and all interest she may have in the property by virtue of their marriage or otherwise.

Grantors make no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantors make no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantors and accepted by Grantee in an "as is, where is" and "with all faults" condition.

This conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an

inspection of said property. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is further made subject to real property taxes for 2020 and subsequent years.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $0.00.

Affiant TN 026653162

Subscribed and sworn to before me this 27 day of April, 2020.

Notary Public

my commission expires: September 7, 2021

IN WITNESS WHEREOF I have hereunto set my hand on this the 27 day of April, 2020.

JERRY CLAY BASKIN, II
Tenn 07056649

Tenn 06737421

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JERRY CLAY BASKIN, II. And his wife, ~~Clo~~ Clois D. Baskin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Quitclaim Deed for the purposes therein contained.

Subscribed and sworn to before me this 27 day of April, 2020.

Notary Public

my commission expires: September 7, 2021

[ADDITIONAL SIGNATURE PAGE FOLLOWING]

IN WITNESS WHEREOF I have hereunto set my hand on this the 4 day of May, 2020.

Heather Lynn Baskin

HEATHER LYNN BASKIN

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named HEATHER LYNN BASKIN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Quitclaim Deed for the purposes therein contained.

Subscribed and sworn to before me this 4 day of May, 2020.

Amy Murphy
Notary Public

AMY MURPHY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission expires: April 8, 2023

CERTIFICATION
I, Toni Rutgerson, do hereby make oath that I am 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.

TONI RUTGERSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
On this 7th day of May, 2020 personally appeared before me, Caitlin Marie Smith, a notary public for this county and state, Toni Rutgerson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Caitlin Marie Smith
CAITLIN MARIE SMITH

CAITLIN MARIE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021