THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, Tennessee 37215**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $130,000.00 M Spitzeagle Affiant Subscribed and sworn to before me, this 29th day of June, 2020. J Anderson Notary Public My Commission Expires:

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

QUITCLAIM DEED

Address New Owner: Denise E. Baker 2209 10th Avenue South, Unit B Nashville, TN 37204	Send Tax Bills To: New Owner	Tax Information: 105-13-0T-002.00 CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Susan S. Eagle, unmarried** referred to as the ("Grantor") does hereby quitclaim, transfer and convey unto **Denise E. Baker, unmarried,** her successors and assigns all of her rights, title and interest in the portion of real property located in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit "B" on the plan of Ten South Townhomes, as shown on Exhibit "D" to the Declaration of Covenants, Conditions and Restrictions of Ten South Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20140401-0027005, amended in Instrument No. 20140904-0081047, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to DENISE E. BAKER and SUSAN S. EAGLE, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, by deed from TEN SOUTH HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20141105-0102073, dated October 29, 2014, said Register's Office.

Karen Johnson Davidson County
Batch# 431199 **DEEDQC**
07/06/2020 01:44:06 PM 2 pgs
Fees: $13.00 Taxes: $481.00

20200706-0072411

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of June, 2020.

Susan S. Eagle

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Susan S. Eagle, bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 22nd day of June, 2020.

Notary Public

My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024