QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 442349 DEEDQC
07/22/2020 12:50:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200722-0080524

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF July, 2020.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

THIS INSTRUMENT WAS PREPARED BY (and return to):
Ryan Lux, Attorney at Law
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Alathea T. Baker and Brian Baker	Same	
(NAME)	(NAME)	
4007 Auburn Lane		116-12-0-078.00
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37215		
(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,

ALATHEA T. BAKER (FORMERLY KNOWN AS ALATHEA THOMPSON) ("GRANTOR")

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

ALATHEA T. BAKER AND BRIAN BAKER, WIFE AND HUSBAND ("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. 40, BLOCK D, ON THE PLAN OF MAP OF WOODMONT LANE HOMESITES OF RECORD IN PLAT BOOK 1130, PAGE 13, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO ALATHEA THOMPSON, UNMARRIED BY WARRANTY DEED FROM STEVEN P. TIMMONS AND SPOUSE, SUSAN TIMMONS OF RECORD IN INSTRUMENT NO. 20140423-0034080 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED APRIL 18, 2014 AND RECORDED ON APRIL 23, 2014.

THE SAID ALATHEA THOMPSON HAVING SINCE MARRIED AND IS NOW KNOWN AS ALATHEA T. BAKER.

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: **4007 Auburn Lane, Nashville, TN 37215**

Witness our hands this the 15th day of July, 2020.

Alathea T. Baker

Brian Baker

STATE OF Florida)
COUNTY OF Orange)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Alathea T. 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 she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15 day of July, 2020.

Notary Public
My Commission Expires: 3/5/2024

CHANTEL McDONALD
MY COMMISSION # GG966257
EXPIRES: March 05, 2024

STATE OF Florida)
COUNTY OF Orange)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Brian 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 15 day of July, 2020.

Notary Public
My Commission Expires: 3/5/2024

CHANTEL McDONALD
MY COMMISSION # GG966257
EXPIRES: March 05, 2024

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Hardwick, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D. Hardwick

Notary's Signature

My Commission Expires: 5/23/2023

Notary's Seal (If on paper)

