QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 443374 DEEDQC
07/24/2020 08:08:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200724-0081388

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.

Minnie D Baldwin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of July, 2020.

Notary Public
MY COMMISSION EXPIRES: 3/8/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREATER NASHVILLE TITLE, LLC
4603 Gallatin PK
Nashville, TN 37216

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES, A THIRD PARTY, AND/OR RECORD TITLE WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. THE PREPARER ASSUMES NO LIABILTY AS TO THE ACCURACY OR CONTENT THEREOF. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND NEITHER GREATER NASHVILLE TITLE, LLC NOR ITS ATTORNEYS SHALL BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Minnie D. Baldwin	New owner	051-07-0-077.00
1209 Saunders Avenue		
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **MINNIE D. BALDWIN, UNMARRIED** ("Grantor"), by these presents do hereby quitclaim and convey unto **DAMON BRIAN BALDWIN AND MINDY LEIGH BALDWIN CLAUD, AS TENANTS IN COMMON,** ("Grantees"), their heirs and assigns, all my right, title, and interest, in and to the following described tract of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of Oakland Acres, Section VII, as of record in Book 2663, page 108, Register's Office, for Davidson County, Tennessee, described as follows, to-wit:

Said Lot No. 63 fronts 160 feet on the easterly side of Saunders Avenue, and extends back 285.2 feet on the northerly line and 185.3 feet on the southerly line, to a dead line in the rear on which it measures 238.7 feet.

Being the same property conveyed to Jesse Ray Baldwin and wife, Minnie D. Baldwin by Warranty Deed from Margaret H. Perkins, now being Margaret H. Beaver, unmarried, dated February 14, 1984 and filed for record on February 21, 1984 in Book 6233 Page 783, Register's Office for Davidson County, Tennessee. The said Jesse Ray Baldwin is now deceased, leaving Minnie D. Baldwin as the surviving tenant by the entirety.

Being improved property also known as 1209 Saunders Ave., Madison, Tennessee 37115.

THIS CONVEYANCE IS MADE SUBJECT TO A LIFE ESTATE RETAINED BY MINNIE D. BALDWIN;

AND SUBJECT TO SUCH LIMITATIONS AND ENCUMBRANCES, IF ANY, AS MAY AFFECT THE PREMISES AND ANY RESTRICTIONS OR EASEMENTS OF PUBLIC RECORD, AND MATTERS INCLUDED ON ABOVE REFERENCED PLAT THAT MAY AFFECT SUBJECT PROPERTY.

IN WITNESS WHEREOF, I have hereunto set our hands this the 23rd day of July, 2020.

Minnie D Baldwin

MINNIE D. BALDWIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of July, 2020, before me personally appeared Minnie D. Baldwin, to me known (or proved to me on the basis of satisfactory evidence) to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed. Witness my hand, at office, this 23rd day of July, 2020.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY STEVEN PAUL DISSER

My commission expires: 3/8/21

Notary Public

Certificate of Authenticity

I, Steven Disser, 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 TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser 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: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON