THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 1935 21st Avenue South, Suite 100 Nashville, Tennessee 37212 (615) 800-7096 Karen Johnson Davidson County Batch# 444618 DEEDQC 07/28/2020 08:55:07 AM 3 pgs Fees: $17.00 Taxes: $0.00 20200728-0082431	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $0.00 GORDON W. BAKER, AFFIANT Subscribed and sworn to before me, this 10th day of July 2020. Shelly Sahra NOTARY PUBLIC My Commission Expires: 3/7/2023

SHELLY SAHRA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
GORDON W. BAKER and JULIA B. BAKER, CO-TRUSTEES 2218 Chickering Lane Nashville, TN 37215	New Owner	Map No.: 147-03-A Parcel Nos.: 022.00CO; 026.00CO; & 034.00CO

FOR AND IN CONSIDERATION of Zero and No/100ths Dollars ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, Gordon W. Baker and Julia B. Baker, (collectively as "Grantor") do hereby quitclaim, transfer and convey unto Gordon W. Baker and Julia B. Baker, Co-Trustees of the Baker Joint Revocable Trust, created July 16, 2020, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 441 Harding Place, Units B-6, B-10 & B-18, Nashville, TN 37211, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. B-6, B-10 & B-18, of the Harding Place, a Horizontal Property Regime, created under Title 66, Section 27-101, et. seq., as amended in Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Book 6104, page 725, Register's Office for Davidson County, Tennessee, together with the undivided

percentage interest in the Common Elements appurtenant to said unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plan of Harding Place Condominiums, Condominium Apartments, of record in Book 5200, Page 571, said Register's Office, for a more complete identification and description of said unit.

This conveyance is subject to all provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Harding Place, of record aforementioned, said Register's Office; easements and setback lines as set forth on the above plan of record.

Being the same property conveyed to Gordon Baker (one and the same as Gordon W. Baker) and wife, Julia B. Baker, from Barry T. Hatcher by Warranty Deed recorded in the Register's Office of said county and state at Instrument No. 20140821-0076378.

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

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 16th day of July 2020.

Gordon W. Baker, Co-Grantor

Julia B. Baker, Co-Grantor

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 **Gordon W. Baker**, the Co-Grantor, 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 at office, this 10th day of July 2020.

Shelly Salva
Notary Public

My Commission Expires: 3/7/2023

SHELLY SALVA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 **Julia B. Baker**, the Co-Grantor, 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 10th day of July 2020.

Shelly Salva
Notary Public

My Commission Expires: 3/7/2023

SHELLY SALVA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY