Karen Johnson Davidson County
Batch# 447724 DEEDQC
07/31/2020 11:39:55 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200731-0084644

This Instrument Was Prepared By & Return To:
Gregory S. Perrone, PC
109 Westpark Drive, Suite 330
Brentwood, TN 37027

New Owner(s):	**Send Tax Bills To:**	**Map and Parcel #**
Caleb Westberry Baldree **5521Thalman Drive** **Brentwood, TN 37027**	**NEW OWNER**	**161-09-0-147.00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, **Matthew W. Baldree, married** by these presents do hereby quitclaim and convey unto **Caleb Westberry Baldree, a single man,** his heirs and assigns, all his right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot(s) 66-B, as shown on the map entitled the Plan of Brentwood Meadows, Section 3 (Lots 63, 64 and 65, Revised Zone Lot Division), of record in Plat Book 6250, page 775, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Caleb Westberry Baldree, a single man, and Matthew W. Baldree, married, by Quitclaim Deed from Caleb Westberry Baldree, a single man, of record in Instrument No. 20161206-0127743, dated December 2, 2016, said Register's Office.

This is improved property known as **5521 Thalman Drive, Brentwood, TN 37027.**

The said Quitclaim Deed was prepared solely upon the information provided by the parties and no title examination or research was requested of or conducted by the preparer thereof.

Grantor warrants that this property is not the marital residence of the Grantor's spouse and is not subject to any marital interests therein.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

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

Matthew W. Baldree

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th of July, 2020, before me personally appeared **Matthew W. Baldree** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand this 30th day of July, 2020.

Notary Public
My commission expires: 10-3-2020

KRISTEN JACOBY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer of property is **$ -0-** and no other monetary consideration.

Affiant

Sworn to and subscribed before me this 30th day of July, 2020.

Notary Public
My commission expires: 10-3-2020

KRISTEN JACOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY