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# 453756 **DEEDQC** 08/10/2020 01:02:50 PM 3 pgs Fees: $17.00 Taxes: $0.00 20200810-0088772	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. NOTARY PUBLIC My Commission Expires: 3/7/2023 SHELLY SILVA 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 and Parcel No.: 133-08-0-019.00

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 3385 Mimosa Drive, Nashville, TN 37211, and more particularly described as follows:

Property located in Davidson County, Tennessee, being Lot No. 99 on the Plan of Glencoe Acres, Sections I and II, as of record in Book 1835, Pages 136, 137, and 138, Register's Office for Davidson County, Tennessee.

Said Lot 99 fronts 85 feet on the southeasterly side of Mimosa Drive and runs back 194.2 feet on the easterly line and 193.2 feet on the westerly line, to the N.C. & St. L. Railroad right of way, measuring 82.2 feet thereon.

This conveyance is made subject to: (1) all applicable zoning ordinances; (2) utility, sewer, drainage and other easements of record; (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; (4) building restrictions; and (5) other matters of public record.

Being the same property conveyed to Gordon W. Baker and Julia B. Patterson Baker (one and the same as Julia B. Baker), husband and wife, from Flona R. Romahn by Warranty Deed recorded in the Register's Office of said county and state at Instrument No. 20190613-0056908.

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 16th day of July 2020.

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 16th day of July 2020.

Shelly Salva
Notary Public

My Commission Expires: 3/7/2023

