AFTER RECORDING RETURN TO:
Allegiant Reverse Services
1430 Blue Oaks Blvd. # 120
Roseville , CA 95747
File No. ARS-39645

Karen Johnson Davidson County
Batch# 481287 DEEDQC
09/23/2020 09:17:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20200923-0109015

This document prepared by:
JOHN O. WINDSOR, ESQ
1775 Celia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Tax ID No.: 025-07-0-006

QUIT CLAIM DEED

THIS DEED made and entered into on this 14 day of Sept, 2020, by and between **Elizabeth Ann Baughman A/K/A Elizabeth Ann Doubler, an unmarried woman**, a mailing address of 411 Rosehill Drive, Goodlettsville, TN 37072, hereinafter referred to as Grantor(s) and **Elizabeth Ann Baughman, an unmarried woman**, a mailing address of 411 Rosehill Drive, Goodlettsville, TN 37072, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 411 Rosehill Drive, Goodlettsville, TN 37072

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property conveyed to Elizabeth Ann Doubler, unmarried from Elaine Fox Adams, unmarried, in a prior Deed recorded under Instrument Number: 20100831-0068880, recorded on 08/31/2010 in Davidson County, Tennessee.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Elizabeth Ann Baughman A/K/A Elizabeth Ann Doubler

Elizabeth Ann Baughman A/K/A Elizabeth Ann Doubler

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Elizabeth Ann Baughman A/K/A Elizabeth Ann Doubler**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Goodlettsville this 14 day of Sept, 2020

Notary Public
My Commission expires: 4/18/22

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-18-2022

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Elizabeth Ann Baughman
Affiant

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 14 day of Sept, 2020

Notary Public
My Commission Expires: 4/18/22

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-18-2022

Name and address for person(s) responsible for taxes:

Elizabeth Ann Baughman
411 Rosehill Drive
Goodlettsville, TN 37072

Name and address of property owner:

Elizabeth Ann Baughman
411 Rosehill Drive
Goodlettsville, TN 37072

ARS-39645

EXHIBIT "A"

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 74 ON THE PLAN OF RANCHWOOD ESTATES, SECTION III, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 3300, PAGE 59, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Tax Parcel ID No.: 025-07-0-006

Commonly known as: 411 Rosehill Drive, Goodlettsville, TN 37072

However, by showing this address no additional coverage is provided

True Copy Certification

I, Melinda Alban, 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.

Melinda Alban
Signature

State of Maryland
~~County~~ City of Baltimore

Personally appeared before me, Eugenia A. Harris a notary public for this county and state, Melinda Alban who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Eugenia A Harris
Notary's Signature

My Commission Expires: 4/22/21
Notary' Seal (if on paper)

Eugenia A. Harris
Notary Public
Baltimore ~~County~~ City, MD