THIS INSTRUMENT WAS PREPARED BY:
Kenneth W. Baker
4010 Plantation Drive
Hermitage, Tennessee 37076
615-988-6130

Karen Johnson Davidson County
Batch# 498624 DEEDQC
10/20/2020 08:40:59 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20201020-0121702

After Recording Return To:

Jimmy Todd Carter
406 Bonnawood Drive
Hermitage, Tennessee 37076

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On October 09, 2020 THE GRANTOR(S),

- Kenneth W. Baker and Ruby D. Baker, a married couple

for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Jimmy Todd Carter, our son and a single person, residing at
  406 Bonnawood Drive, Hermitage, Davidson County, Tennessee 37076

the following described real estate, situated in Hermitage, in the County of TN, State of Tennessee

Legal Description:

A tract or parcel of land being Lot No. 610 on the Plan of Hermitage Hills , Section 6, of record in plat Book 3300, page 309, Page 10, Deed Book 7006, Page 202.
Register's Office for Davidson County, Tennessee.

Said Lot No. 610 fronts 84.52 feet on the northerly margin of Bonnawood Drive and runs back between lines, 200.0 feet on the westerly side and 172.92 feet on the easterly side to a dead line in the rear, measuring 86.2 feet thereon.

This conveyance is subject to any and all existing easements and restrictions of record.

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Map – Parcel Number 74-12-23 Tax Parcel Number:07412002300

Mail Tax Statements To:
Jimmy Todd Carter
406 Bonnawood Drive
Hermitage, Tennessee 37076

[SIGNATURE PAGE FOLLOWS]

Current Source Of Title:

Book #11271 Page 739

Grantor Signatures:

DATED: 10-9-2020

Kenneth W. Baker
4010 Plantation Drive
Hermitage, Tennessee
37076

DATED: 10/9/2020

Ruby D. Baker
4010 Plantation Drive
Hermitage, Tennessee
37076

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 9 day of October, 2020, before me personally appeared Kenneth W. Baker and Ruby D. Baker, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.

DAVID MCQUISTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 7, 2021

Notary Public

Financial Relationship Consultant
Title (and Rank)

My commission expires Sept. 7, 2021

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

Affiant
Affiant's Name: Kenneth W. Baker

MARITHZA ELLISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Jan. 4, 2021