RECORD AND RETURN TO:
Magnolia Title & Escrow, Inc.
1104 Fatherland St.
Nashville, TN 37206

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 518653 DEEDQC
11/19/2020 01:05:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201119-0136362

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF November, 2020.

NOTARY PUBLIC

My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

THIS INSTRUMENT PREPARED BY:
Magnolia Title & Escrow, Inc., 1104 Fatherland St., Nashville, TN 37206

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lindsay Michelle Davis and Geoffrey Adam Baier 2626 Miami Avenue Nashville, TN 37214	New Owner	052-13-0-045.00-CO

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and for the purpose of creating a tenancy by the entireties between the parties pursuant to T.C.A. §66-1-109, the undersigned, **Lindsay Michelle Davis, married**, hereinafter called the Grantor(s), have quitclaimed and sold and by these presents do hereby remise, release and quitclaim unto **Lindsay Michelle Davis and Geoffrey Adam Baier, wife and husband,** their heirs and assigns, all their right, title and interest in that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Woodale (erroneously spelled Wooddale in prior deed) Grove Annex subdivision of Part of J. H. Gothard's lands of record in Plat Book 547, Page (s) 109 and 110, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Included in the above description, but excluded from this conveyance is that portion of property conveyed to The Metropolitan Government of Nashville and Davidson County, pursuant to Order of Possession recorded in Book 11030, page 731, and Agreed Final Order, recorded in

Book 11201, page 708, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Lindsay Michelle Davis and William John Campbell Smith, as joint tenants by Warranty deed from Russell Boothe and Larry George of record in Instrument No. 20170302-0020588 Register's Office for Davidson County, Tennessee, dated February 27, 2017 and recorded on March 02, 2017. Being the same property conveyed to Lindsay Michelle Davis, an unmarried woman by Quitclaim deed from William John Campbell Smith, an unmarried man of record in Instrument No. 20170703-0066577 Register's Office for Davidson County, Tennessee, dated June 30, 2017 and recorded on July 03, 2017.

Being also known as 2626 Miami Avenue Nashville, Tennessee 37214.

WITNESS OUR HAND, this 9th day of November, 2020.

Lindsay Michelle Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Lindsay Michelle Davis , the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 9th day of November, 2020.

Notary Public

My commission expires:



Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ryan Lux, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:_____.

Notary's Seal (If on paper)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024