Karen Johnson Davidson County
Batch# 534720 DEEDQC
12/15/2020 12:46:03 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201215-0147856

THIS INSTRUMENT PREPARED BY:

MUSIC CITY ESTATE LAW
1650 MURFREESBORO ROAD
SUITE 208
FRANKLIN, TN 37067
(615) 628-7775

JUSTIN GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires July 11, 2021

STATE OF TENNESSE

COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $10.00.
This is a transfer to a revocable trust.

Patricia A. Baidy
Affiant

Subscribed and sworn to before me, this 4th day of December 2020.

Just Gilbert
Notary public

My commission Expires: 7/11/2021

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
Patricia A. Baidy 924 Fireside Court Brentwood, TN 37027	Patricia A. Baidy 924 Fireside Court Brentwood, TN 37027	133-11-A-5CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Patricia Baidy, does hereby quitclaim, transfer and convey unto Patricia A. Baidy, Trustee of the Patricia A. Baidy Living Trust dated December 4, 2020, all of her right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described on Exhibit "A" attached hereto.

Being the same property conveyed to Patricia Baidy, from Carolyn Fernandez, Armond A. Romain and Amelia R. Rowe sole devisees under the Last Will and Testament of Cecilia W. Romain, by Warranty Deed dated September 8, 2004, and recorded on September 24, 2004, as Document No. 20040924-0115790, Registers Office for Davidson County, Tennessee.

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

Property Address: 500 Paragon Mills Road, Unit 5-A, Nashville, Tennessee 37211

Witness my hand this 4th day of December 2020.

Patricia Baidy, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF WILLIAMSON)

Personally appeared before me, Justin Gilbert, Notary Public, Patricia Baidy, 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, at office, this day, December 4, 2020.

[Seal]

JUSTIN GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires July 11, 2021

Justin Gilbert, Notary Public
My commission expires: July 11, 2021

EXHIBIT "A"
LEGAL DESCRIPTION

Unit No. A-5 of Canterbury Hall Condominium, a condominium or horizontal property regime established by Master Deed of record in Book 5440, page 255, Register's Office for Davidson County, Tennessee, as amended by Amendment to Master Deed of record in Book 5441, page 819, said Register's Office, and shown on a plan of record in Book 5200, page 159, said Register's Office, together with each and all of the right, privileges and appurtenances thereunto belonging, as set forth in the said Master Deed and By Laws which are an exhibit thereto, including without limitation such Unit's undivided percentage interest in the land and common elements reflected in said Master Deed and Plan; subject, however, to all the provisions, conditions, restrictions, burdens and undertakings contained in the said Plan, Master Deed and By Laws, all of which the owner does assume and agree to observe and perform, including, but not limited to the payment of assessments.