PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys-at-Law
Woodmont Centre, Suite 100
104 Woodmont Boulevard
Nashville, Tennessee 37205
Ph. (615) 298-3312 - Fax. 292-8746
W & I Ref: (cwi)

Karen Johnson Davidson County
Batch# 625926 DEEDQC
04/29/2021 03:06:16 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210429-0057781

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Claire Sullivan Baker William C. Baker 129 Lincoln Court Nashville, TN 37205	Studio Bank 124 12th Avenue S, Ste 400 Nashville, TN 37203

TAX MAP-PARCEL NUMBERS: 13001007000

QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection and other good and valuable consideration and for the express purpose of creating a tenancy by the entireties, the undersigned, **Claire Sullivan Baker, formerly known as Claire S. Hagler, and William C. Baker, as Grantor,** by these presents do hereby transfer, quitclaim and convey unto **Claire Sullivan Baker and William C. Baker, a married couple**, as **Grantee, Grantee's** heirs and assigns, all of **Grantor's** right, title and interest, if any, in and to the following described real property, **To Wit:**

Land in Davidson county, Tennessee, being Lot Nos. 12 and 13, Block 3, on the Plan of The Courts of Belle Meade of record in Book 547, page 141, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Claire S. Hagler and William C. Baker, as tenants in common with right of survivorship, by Warranty Deed from Thomas E. Jensen, Jr. and Tracy S. Jensen, husband and wife, dated January 31, 2020 and recorded on February 3, 2020, of record in Inst. No. 20200203-0012316, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This is improved property, known as: 129 Lincoln Court, Nashville, Tennessee 37205.

WITNESS THE EXECUTION HEREOF on the dates shown on the notary acknowledgments below..

Claire Sullivan Baker
Claire Sullivan Baker

William C. Baker

State of Tennessee
County of Davidson

On April 16, 2021, before me the undersigned authority, personally appeared **Claire Sullivan Baker**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

State of Tennessee
County of Davidson

On April 16, 2021, 2021, before me the undersigned authority, personally appeared **William C. Baker**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant hereby declares under oath that the actual consideration for this transfer is: $-0-.

Claire Sullivan Baker
Affiant

Sworn and subscribed before me on ~~March~~ Cust April 16, 2021.

Notary Public

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022