Karen Johnson Davidson County
Batch# 649957 DEEDQC
06/04/2021 12:26:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210604-0075234

THIS INSTRUMENT WAS PREPARED BY:
McCANN & HUBBARD
1804 Williamson Court, St. 201
Brentwood, Tennessee 37027

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $ 0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF June, 2021.

My Commission Expires:

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES JUNE 12, 2021

Notary Public

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel:**
Joyce Baum	NEW OWNER	171 03 0B 116.00
1805 Rosecrans Court		
Brentwood, TN 37027		

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, I, **Jillian Baum, a single woman,** GRANTOR, do hereby quitclaim and convey all of my undivided right, title and interest in the hereinafter described property to **Joyce Baum, a single woman,** GRANTEE, her heirs and assigns, my entire interest in and to that real property and improvements located in Davidson County, Tennessee, described as follows:

Land in Davidson County Tennessee, being Lot No 30 on the Plan of Fredericksburg, Section Seven, of record in Book 9700, page 405, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Joyce Baum and Jillian Baum, both unmarried and joint tenants with rights of survivorship, by Warranty Deed from Arieanne A. LeBlanc Natiello and Anthony Natiello, wife and husband, of record as instrument No. 20190725-0073036, Register's Office for Davidson County Tennessee.

Being improved property known as 1805 Rosecrans Court, Brentwood, TN 37027

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises. Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee. This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the parties hereto have set their signatures on this the 2nd day of June, 2021.

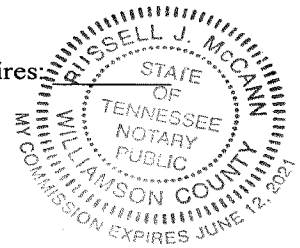
Jillian Baum

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Jillian Baum**, with whom I am personally acquainted (or who proved to me his/her/their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of June, 2021.

My Commission Expires:



Notary Public

True Copy Certification

I, Russell J. McCann, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Alicia Hamilton, a notary public for this county and state, Russell J. McCann 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' Seal

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JULY 26, 2021