Karen Johnson Davidson County
Batch# 656555 DEEDQC
06/14/2021 03:30:16 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210614-0080034

This Instrument Prepared By and Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

QUITCLAIM DEED

NEW OWNER:
Cindy Baines
Timothy Baines
Meagan Maire Webb
Dusty Ray Webb
909 Manila Street
Nashville, TN 37206

SEND TAX BILLS TO:
Same As New Owner

MAP/PARCEL
082-04-0-419.00

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged, **Cindy Baines and Timothy Baines, Wife and Husband** hereinafter called the GRANTOR(S), does hereby quitclaim and convey unto **Cindy Baines and Timothy Baines, Wife and Husband and Meagan Marie Webb and Dusty Ray Webb, Wife and Husband,** hereinafter called the GRANTEE, all right, title and interest, they have in the property listed below:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Resubdivision of James Burns Subdivision of record in Plat Book 421, Page 40 and in Instrument No. 20150512-043448, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Cindy Baines and Timothy Baines, Wife and Husband, by Warranty Deed from D. J. Robertson and Wife, Janice Robertson, dated December 12, 2018 and recorded in Instrument Number 20181213-0121549, in the Register's Office for Davidson County, Tennessee.

This is improved property known as **909 Manila Street, Nashville, TN 37206**.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.
THIS INSTRUMENT WAS PREPARED WITHOUT A TITLE SEARCH OF THE SUBJECT PROPERTY.

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

Cindy Baines

Cindy Baines

Timothy Baines

Timothy Baines

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary in and for said County and State, personally appeared Cindy Baines and Timothy Baines, with whom I am acquainted, of proved on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this 15 day of June, 2021.

NOTARY

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 2/22/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me, this 15 day of June, 2021.

NOTARY PUBLIC

My Commission Expires: 2/22/22

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY