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THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 658722 DEEDQC
06/17/2021 10:34:49 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210617-0081877

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 8th day of June, 2021.

Sandra E. Rodriguez
Notary Public

My Commission Expires: 10-16-2022

SANDRA E RODRIGUEZ
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Heidi Baron 1382 Rural Hill Road, Unit 174 Antioch, TN 37013	New Owner	163-02-0-C-055.00 CO

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 **Heidi Baron and Michael Baron, husband and wife,** (hereinafter referred to as the "Grantors") do hereby quitclaim, transfer and convey to **Jeffrey Lee Baron, single man,** his heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot Number 55, Unit Number 174, as described in the Master Deed and Bylaws for Autumn Ridge Townhomes, a Horizontal Property Regime With Private Elements, of record in Instrument Number 20060404-0038533, and amended in Instrument Number 20060419-0045063, Instrument Number 20061115-0141803 and Instrument Number 20080108-0002295, as corrected in Instrument Number 20110609-0044167, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said Unit.

Being the same property conveyed to Heidi Baron, married by Warranty Deed from Jessica Fike Rairigh, formerly known as Jessica D. Fike and Josh Rairigh, wife and husband of record in Instrument No. 20150804-0076877 Register's Office for Davidson County, Tennessee, dated October 11, 2018 and recorded on October 22, 2018.

Being the same property conveyed to Heidi Baron and Michael Baron, husband and wife and Jeffrey Lee Baron, single man by Quitclaim deed from Heidi Baron, married of record in Instrument No. 20210429-0057418 Register's Office for Davidson County, Tennessee, dated April 28, 2021 and recorded on April 29, 2021.

Being also known as 1382 Rural Hill Road, Unit 174, Antioch, TN 37013.

Grantors covenant that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2021 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

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.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 8th day of June 2021.

Heidi Baron

Michael Baron

STATE OF Tennessee)

COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Heidi Baron and Michael Baron, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 8th day of June, 2021.

SANDRA E RODRIGUEZ
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Sandra E. Rodriguez
Notary Public
My Commission Expires: 10-16-2022