Karen Johnson Davidson County
Batch# 661114 DEEDQC
06/21/2021 12:46:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210621-0083368

THIS INSTRUMENT PREPARED BY:
National Signing Services, Inc.
25400 US Highway 19 North, Suite 135
Clearwater, Florida 33763

QUIT CLAIM DEED

Return To:
Vantage Point Title, Inc.
25400 US 19 North, Suite 135
Clearwater, FL 33763

New Owner(S) Address &
Mail Tax Statements To:
Ellen Baker and Tanner Baker
6205 Gardendale Drive
Nashville, TN 37215

Property Tax ID#: 158-03-0-001.00
File #: TN720340

For and in consideration of ZERO and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, **TANNER BAKER AND ELLEN BAKER, WHO ACQUIRED TITLE AS ELLEN MCMEEN, HUSBAND AND WIFE,** as Grantor, hereby convey all rights, titles and interests that I may have in to **ELLEN BAKER AND TANNER BAKER, WIFE AND HUSBAND, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, as Grantee, to the following described real property located in Davidson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Parcel ID: 158-03-0-001.00

Property Address: 6205 Gardendale Drive, Nashville, TN 37215

Exempt Pursuant to T.C.A. Code 67-4-409(a3Ai).

Witness our hands this the 8 day of MARCH, 2021.

TANNER BAKER

Ellen Baker, who aquired title as Ellen McMeen

ELLEN BAKER, WHO ACQUIRED TITLE AS ELLEN MCMEEN

STATE OF TN }

COUNTY OF RUTHERFORD }

Personally, appeared before me, the undersigned Notary Public in and for said County and State, the within, TANNER BAKER AND ELLEN BAKER, WHO ACQUIRED TITLE AS ELLEN MCMEEN, the Grantor, with whom I am personally acquainted (or who has proven to me based on satisfactory evidence), and who has acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 8 day of MARCH, 2021.

Terrence Thomas

Notary Public

My Commission expires: 8-19-24



I hereby swear or affirm that to the best of my knowledge, information and belief that actual consideration for the transfer is $0.00.

TANNER BAKER

Ellen Baker

ELLEN BAKER

Subscribed and sworn to before me this the 8 day of MARCH, 2021.

Terrence Thomas

Notary

My Commission expires: 8-19-24



No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property

herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

EXHIBIT "A"

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 705 on the Plan of Hillsboro Park, Section VII of record in Plat Book 2330, Page 106, 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 that same property conveyed to Tanner Baker, a single man and Ellen McMeen, an single woman by Deed from Michael Philpot and Lisa Philpot Watson, Trustees of Orris E. Philpot Family Trust under the will of Orris E. Philpot dated February 18, 2020 and recorded February 19, 2020 in Instrument No. 20200219-0018190 in the Office of the Register of Deeds in and for Davidson County, Tennessee.

True Copy Certification

I, *Darell Near*, do hereby make oath that I am 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 Florida

County of Pinellas

Personally appeared before me, Ashlee Berry, a notary public for this county and state, *Darell Near*, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 5-9-25

Notary Seal (if on paper)

ASHLEE BERRY
MY COMMISSION EXPIRES
MAY 9, 2025
#HH 079806
Bonded thru
Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA