Karen Johnson Davidson County
Batch# 703712 DEEDQC
08/24/2021 11:39:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20210824-0114265

Commitment Number: 28625551
Seller's Loan Number: 104296516

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 9078 Union Centre Blvd., Suite 350, West Chester, Ohio 45069 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Michael R. Baum and Elizabeth R Baum, _____

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
073-09-0-135-00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Michael R. Baum, married, whose mailing address is **1818 Willow Springs Dr. Nashville, TN 37216-4222**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Michael R. Baum and Elizabeth R Baum, husband and wife,** as tenants by the entirety, hereinafter grantees, whose tax mailing address is **1818 Willow Springs Dr. Nashville, TN 37216-4222**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SEE EXHIBIT A ATTACHED HERETO FOR THE LEGAL DESCRIPTION

Property Address is: 1818 Willow Springs Dr. Nashville, TN 37216-4222

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a

deed recorded at 50461 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 073-09-0-135-00

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on May 28, 2024:

Michael R. Baum

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on May 28, 2024 by **Michael R. Baum** who is personally known to me or has produced TN Driver's License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

my commission expires: 12/21/24

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Notary Public

My commission expires: 12/21/24

TIONBE WALTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

State of Tennessee
County of Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Subscribed and sworn to before me

This 24th day of May, 2021.

Affiant

/Michael R Baum
Print Name

TIOMBE WALTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

(Seal)

Notary Public

My commission expires:

12/21/24

Tiombe Walton
Print Name

Order No.: 28625551

LEGAL DESCRIPTION
EXHIBIT "A"

The following described property:

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Section L, Henderson Gardens, of record in Plat Book 2900, page 75, 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 parcel conveyed to Michael R. Baum from David Compton and Martha Wilkinson, by virtue of a deed dated 05/07/2013, recorded 05/20/2013, in deed book , page , as instrument no. 20130520-0050461 county of Davidson, state of Tennessee.

Assessor's Parcel No: 073-09-0-135-00

Tennessee Certification of Electronic Document

I, Talia Williford, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 5/28/21 (date of document).

Talia Williford
Affiant Signature

7/1/21
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 1st day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5/4/2022

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Beaver County
My commission expires May 4, 2022
Commission number 1223847
Member, Pennsylvania Association of Notaries