THIS DOCUMENT PREPARED BY/FOR
MAIL TAXES TO:
Rhonda Garrett
4032 Ames Drive
Nashville TN 37218

Karen Johnson Davidson County
Batch# 706226 DEEDQC
08/27/2021 12:23:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210827-0116060

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QUITCLAIM DEED

Removing Individual Transaction Exempt from Transfer Tax per T.C.A. 67-4-409 (A)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF ONE DOLLARS ($1.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Sterling Baugh, Jr. and Rhonda M. Baugh n/k/a Rhonda M. Garrett,** hereinafter referred to as "Grantor", does hereby remise, release, sell, convey and quitclaim unto **Rhonda M. Garrett, as Sole Owner,** of 4032 Ames Drive, Nashville TN 37218, hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the **City of Nashville, County of Davidson, State of Tennessee,** to-wit:

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of Haynes Estates, Section 2, of record in Book 4175, Page 13, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles Robert Walker, Jr. and wife, Lois D. Walker by deed from W. L. Bainbridge Company of record in Book 4293, Page 695, Register's Office for Davidson County, Tennessee. Subject property being further conveyed to Lois Helen Walker by Final Decree No. 73508, Fourth Circuit Court for Davidson County, Tennessee, dated February 3, 1975, recorded August 19, 1975, in Book 4943, Page 238, said Register's Office. Lois D. Walker, Lois Helen Walker and Lois Helen Walker Davis are on and the same person.

Parcel ID No: 059 10 0 117.00

Also known by street and number as: **4032 Ames Drive, Nashville TN 37218**

Derivation Clause

The Instrument constituting the source of the Borrower's interest in the foregoing described property was a Deed, recorded at Book * _____ at Page _____ in the Registry's Office of Davidson County, Tennessee.

*Instrument Number 200211010134418

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

WITNESS Grantor's hand this 13th day of August, 2021.

Sterling Baugh, Jr.

Rhonda M. Baugh n/k/a Rhonda M. Garrett

STATE OF Tennessee
COUNTY OF Davidson

On this the 13th day of August, 2021, before me, the undersigned officer, personally appeared **Sterling Baugh, Jr. and Rhonda M. Baugh n/k/a Rhonda M. Garrett**, known to be (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the use and purposes therein mentioned. .

ANGEL BRADLEY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public

My Commission expires: 2/20/2023

Affidavit of Value

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.

Sterling Baugh, Jr.

Rhonda M. Baugh n/k/a Rhonda M. Garrett

State of Tennessee
County of Davidson

Subscribed and sworn before me this 13th day of August, 2021.

Notary Public

My Commission expires: 2/20/2023

ANGEL BRADLEY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Cody Wall, 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 8/13/2021 (date of document).

Cody Wall
Affiant Signature

8/25/21
Date

State of Florida

County of Brevard

Sworn to and subscribed before me this 25th day of August, 2021.

Sharon K Bell
Notary's Signature

MY COMMISSION EXPIRES: 02/07/2023

NOTARY'S SEAL

SHARON K BELL
Notary Public - State of Florida
Commission # GG 299506
My Comm. Expires Feb 7, 2023
Bonded through National Notary Assn.