Karen Johnson Davidson County
Batch# 715501 DEEDQC
09/14/2021 12:39:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20210914-0123169

----------SPACE ABOVE THIS LINE FOR RECORDER'S USE----------

Prepared by and
After recording return to:
Amrock LLC.
662 Woodward Avenue Detroit Michigan 48226

NEW OWNER(S) and
send tax bill to:
Nan M. Baskin and Kenneth Baskin
4369 Baton Rouge Dr., Hermitage, TN 37076-2329

Real Estate Tax ID Number: **07507011600**

QUITCLAIM DEED

Under T.C.A. Section 66-5-103(B)(2)

This No Consideration transfer is exempt from transfer tax pursuant to TN Code Section 67-4-409 (a)(4).

THIS QUITCLAIM DEED, made this 25th day of August ,2021 , by and between **Nan M. Baskin, married, joined by their spouse, Kenneth Baskin**, whose post office address is **4369 Baton Rouge Dr., Hermitage, TN 37076,** as party or parties of the first part, (hereinafter referred to as "Grantor"), and **Nan M. Baskin and Kenneth Baskin, a married couple, Tenants in Common**, whose post office address is, **4369 Baton Rouge Dr., Hermitage, TN 37076,** as party or parties of the second part, (hereinafter referred to as "Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors, and assigns where the context requires or permits);

WITNESSETH

That for and in consideration of the sum of **TEN DOLLARS ($10.00)** cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration., the Parties of the First Part have quitclaimed to the Parties of the Second Part, all interest in the following described property, situate, lying and being in **Davidson County, Tennessee,** to-wit:

DR1 70924327QC101010207

SEE ATTACHED EXHIBIT "A" AND INCORPORATED HEREIN.

PROPERTY ADDRESS: 4369 Baton Rouge Dr., Hermitage, TN 37076-2329

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed these presents, together or in counterpart, the day, month and year first above written.

(SIGNATURES ON THE FOLLOWING PAGE(S))

DR1 70924327QC101010307

Nan M. Baskin (SEAL)

Nan M. Baskin

KANDICE EUBANKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF Tennessee

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Nan M. Baskin**, the within named grantor(s), with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed this instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Kandice Eubanks

Notary Public

Name: Kandice Eubanks

Commission Expiration Date: 10/30/24

DR1 70924327QC101010407

(SEAL)
Kenneth Baskin

KANDICE EUBANKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF Tennessee

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Kenneth Baskin**, the within named grantor(s), with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed this instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

Name: Kandice Eubanks

Commission Expiration Date: 10/30/24

DR1 70924327QC101010507

AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF _____ to wit:

I hereby swear or affirm that the actual consideration for this transfer is ZERO DOLLARS ($0.00).

_____(SEAL)

Affiant

Subscribed and sworn to before me on this the _____ day of _____, 20_____.

_____
Notary Public

N/A

NAME: _____

My Commission Expires: _____

DR1 70924327QC101010607

202109140123169

EXHIBIT A

Legal Description:

Tax Id Number(s): 07507011600

Land situated in the County of Davidson in the State of TN

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 99 ON THE PLAN OF HIGHLANDS OF TULIP GROVE, SECTION I, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 4675, PAGE 26, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Parcel Identification Number: 07507011600
Commonly Known As: **4369 Baton Rouge Dr., Hermitage, TN 37076-2329**

Being the same property conveyed to Nan M. Baskin, married, by deed dated September 30, 2010 of record in Deed Instrument/Case No. 20101006-0080036, in the County Clerk's Office

Tennessee Certification of Electronic Document

I, Betsy Lanzotti, 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 08/25/2021 (date of document).

Affiant Signature

08/25/2021

Date

State of Michigan

County of Wayne

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

Notary's Signature

MY COMMISSION EXPIRES: 02/21/2026

NOTARY'S SEAL

TAKISHA D HARRISON
NOTARY PUBLIC - MICHIGAN
MACOMB COUNTY
ACTING IN THE COUNTY OF Wayne
MY COMMISSION EXPIRES FEB. 21, 2026