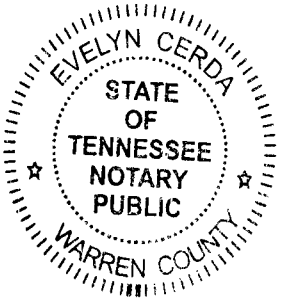
Karen Johnson Davidson County
Batch# 726874 DEEDQC
09/29/2021 12:06:51 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210929-0131022



This instrument prepared by:
RYAN J. MOORE, ATTORNEY AT L/
115 North Spring Street
McMinnville, Tennessee 37110

Tax Information:

Map 060
Group 8
Parcel 037.00

Person or Entity Responsible
For Payment of Taxes:
Dean Baumgardner
110 Bonner Street
McMinnville, TN 37110

Property Address:
3109 Hillside Road
Nashville, TN 37207

STATE OF TENNESSEE
COUNTY OF WARREN

I hereby swear or affirm that the actual consideration for this transfer is $0 and that this transfer is exempt from transfer tax in accordance with T.C.A. 67-4-409 (a) (4).

Dean Baumgardner
Affiant

Sworn to and subscribed before me, this the 13 day of September, 2021.

Evelyn Cerda
NOTARY PUBLIC OR
REGISTER OF DEEDS

My Commission Expires: 02/08/22

QUITCLAIM DEED

LEE BAUMGARDNER AND DEAN BAUMGARDNER, BEING THE SOLE HEIRS-AT-LAW OF MAXINE BAUMGARDNER, DECEASED

TO

DEAN BAUMGARDNER

FOR ADEQUATE CONSIDERATION, the receipt of which is hereby acknowledged, and other good and valuable consideration, the undersigned Grantors, **LEE BAUMGARDNER AND DEAN BAUMGARDNER, BEING THE SOLE HEIRS-AT-LAW OF MAXINE BAUMGARDNER, DECEASED**, convey and quitclaim unto Grantee **DEAN BAUMGARDNER**, all their right, title, and interest in and to certain lands situated in Davidson County, Tennessee, known as 3109 Hillside Road, Davidson County, Tennessee and more particularly described as follows:

Being the Southerly 85 ft of the N 160 ft of the W 158 ft of Lot 10 on the map of EA Lindsley's Subdivision of record in Book 547, Page 144, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Maxine Baumgardner by Warranty Deed from Kenneth G. Street, dated September 30, 2005 and recorded October 26, 2005 of record in Book 20051026-0129178, Register's Office of Davidson County, Tennessee. Maxine Baumgardner died intestate on December 2, 2020. See the Estate of Maxine Baumgardner, Warren County Chancery Court Case No. 4072-P.

The preparer of this instrument has not given any party hereto any tax advice regarding the consequences of this conveyance.

IN WITNESS WHEREOF, the Grantors have executed this instrument on this the 13 day of September, 2021.

Dean Baumgardner

DEAN BAUMGARDNER

STATE OF TENNESSEE

COUNTY OF WARREN

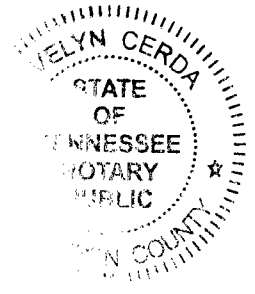
Personally appeared before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, **DEAN BAUMGARDNER**, the within named grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence,) and who acknowledged to me that they executed the within and foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this the 13 day of September, 2021.

Evelyn Cerda

NOTARY PUBLIC

My commission expires: 02/08/22



LEE BAUMGARDNER

STATE OF Iowa
COUNTY OF Polk

Personally appeared before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, **LEE BAUMGARDNER**, the within named grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence,) and who acknowledged to me that they executed the within and foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this the 21st day of September, 2021.

NOTARY PUBLIC

My commission expires: 10/9/2022

KELLY R. HAROLDSON
Commission Number 186939
My Commission Expires
October 9, 2022

Failure to properly record this instrument could seriously jeopardize your ownership rights.