Karen Johnson Davidson County
Batch# 737856 DEEDQC
10/15/2021 01:48:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20211015-0139093

QUITCLAIM DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $0.00. Affiant Subscribed and sworn to before me This 15th day of October, 2021. Notary Public My Commission Expires:

ROBERT ELLIOTT GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

Address New Owners as:	Tax Bill To:	Map / Parcel
416 Wilson Pike Circle, LLC 718 Thompson Ln., Ste 108, PMB 172, Nashville, TN 37204	New Owner	118-13-0 055.00

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties without benefit of a title examination.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Ward Ashley Baker and wife, Jennifer Coxe Baker** (The "Grantors") by these presents do quitclaim, transfer and convey unto **416 Wilson Pike Circle, LLC, a Tennessee limited liability company** (The "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the final Plat of Folger, as of record in Book 6200, page 650, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Ward Ashley Baker and wife, Jennifer Coxe Baker by Warranty Deed from Deanna Faye Hill Smith, a single person, of record in Instrument 20130819-0086928, said Register's Office for Davidson County, Tennessee.

Jennifer Coxe -

Ashley Baker is executing the deed on behalf of Ward Ashley Baker as his Attorney in Fact pursuant to the Power of Attorney of record in Instrument No. 20211014 - 0138064, said Register's Office for Davidson County, Tennessee.

This subject real property is commonly known as 1000 Caldwell Lane, Nashville TN 37204.

Witness my hand this 13th day of October 2021.

Ward Ashley Baker by Jennifer Baker as attorney in fact

Ward Ashley Baker
By: Jennifer Coxe Baker, as his Attorney in Fact

Jennifer Coxe Baker

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared, **Jennifer Coxe Baker, as Attorney in Fact of Ward Ashley Baker,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be **the Attorney in Fact of Ward Ashley Baker**, and as such **Attorney in Fact** acknowledged that she is authorized to execute the foregoing instrument on behalf of **Ward Ashley Baker** the within named bargainor, and that she as such **Attorney in Fact** executed the foregoing instrument for the purpose therein contained, by signing the name of **Ward Ashley Baker** by herself as **Attorney in Fact**.

WITNESS my hand and official seal or stamp this 13th day of October, 2021.

ROBERT ELLIOTT GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

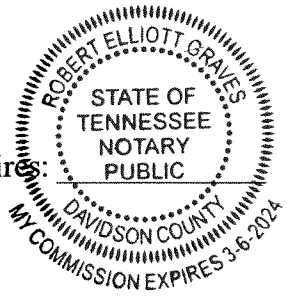
Robert Graves
Notary Public

My Commission Expires _____

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 13th day of October, in the year 2021, before me the undersigned, personally appeared **Jennifer Coxe Baker**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that she executed it.

WITNESS my hand and official seal or stamp this 13th day of October, 2021



Robert Graves
Notary Public

My Commission Expires:

CERTIFICATE OF AUTHENTICITY

I, ROBERT J. NOTESTINE III, 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 10/13, 2021.

Affiant Signature
Name: Robert J. Notestine III

State of TENNESSEE}
County of DAVIDSON}
Sworn and subscribed before me on 10/13, 2021.

Notary Public

My Commission Expires: 