Karen Johnson Davidson County
Batch# 750072 DEEDQC
11/05/2021 11:50:25 AM 4 pgs
Fees: $22.00 Taxes: $0.00

20211105-0148281

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
LaTony Baugh, Affiant
Subscribed and sworn before me this the
5 Day of NOV., 2021.
A. Hayes, Deputy Register

Quitclaim Deed

prepared by:
RECORDING REQUESTED BY _____
AND WHEN RECORDED MAIL TO: / Tax bill sent to.
Raushanah Hasan
LaTony Baugh
1720 Autumn Ridge Dr.
, Grantee(s)

Consideration: $_____
Property Transfer Tax: $ 2061.93
Assessor's Parcel No.: 032130075.00
PREPARED BY: _____ certifies herein that he or she has prepared this Deed.

Raushanah Hasan
Signature of Preparer

11-05-2021
Date of Preparation

Raushanah Hasan
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on November 05, 2021 in the County of Davidson Co., State of Tennessee by Grantor(s), Raushanah Hasan, LaTony Baugh, whose post office address is 1720 Autumn Ridge Dr. Nashville, TN 37207 to Grantee(s), LaTony Baugh whose post office address is 1720 Autumn Ridge Dr. Nashville, TN 37207

WITNESSETH, that the said Grantor(s), Raushanah Hasan, LaTony Baugh, for good consideration and for the sum of $ ($_____) paid by the said Grantee(s), the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title,

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of Tennessee and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

Raushanah Hasan
Signature of Grantor

Raushanah Hasan
Print Name of Grantor

Terrence Bell
Signature of First Witness to Grantor(s)

Terrence Bell
Print Name of First Witness to Grantor(s)

LaTony Baugh
Signature of Second Grantor (if applicable)

LaTony Baugh
Print Name of Second Grantor (if applicable)

Saniyyah Hasan
Signature of Second Witness to Grantor(s)

Saniyyah Hasan
Print Name of Second Witness to Grantor(s)

GRANTEE(S):

LaTony Baugh
Signature of Grantee

LaTony Baugh
Print Name of Grantee

Terrence Bell
Signature of First Witness to Grantee(s)

Terrence Bell
Print Name of First Witness to Grantee(s)

Saniyyah Hasan
Signature of Second Grantee (if applicable)

Saniyyah Hasan
Print Name of Second Grantee (if applicable)

Signature of Second Witness to Grantee(s)

Print Name of Second Witness to Grantee(s)

NOTARY ACKNOWLEDGMENT

State of Tennessee

County of Davidson

On November 5, 2021, before me, Casey Parker, a notary public in and for said state, personally appeared, LaTony Baugh & Raushanah Hasan

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

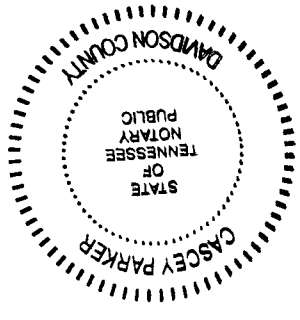
Casey Parker

Signature of Notary

Affiant Known _____ Produced ID TNDL080480679

Type of ID TNDL089099641

(Seal)



BILL OHRWELL, Davidson County
Trans:T20120002955 DEEDWARR
Recvd: 01/12/12 14:24 2 pgs
Fees:13.00 Taxes:458.80
20120112-0003436

Warranty Deed

STEVEN T. MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 8, 2013	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $124,000.00. Carmen Costa Affiant Subscribed and sworn to before me, this the 11th day of January, 2012. Notary Public My commission expires: JULY 8, 2013

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Latony Baugh Raushanah Hasan	New Owner	Map/Parcel: 032-13-75
1720 Autumn Ridge Dr.		
Nashville, TN 37207		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **EARLENE M. WHITE, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LATONY BAUGH, UNMARRIED, AND RAUSHANAH HASAN, UNMARRIED, AS JOINT TENANTS WITH COMMON LAW RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Timbertrail Subdivision, Section 4, of record in Book 5200, Page 634, Register's Office for said County, to which plan reference made for a more complete and detailed description of said lot.

Being the same property conveyed to Earlene M. White by deed from Brian A. Anauo and wife Susan H. Anauo of record in Book 9019, page 935, Register's Office for Davidson County, Tennessee, dated July 13, 1993.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1720 Autumn Ridge Dr., Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

Source of TITLE
20120112-0003436