Karen Johnson Davidson County
Batch# 763356 DEEDQC
11/30/2021 11:46:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211130-0157953

**PREPARED BY:**

*Robert J. Hazard, Esq.*
GULLETT SANFORD
ROBINSON & MARTIN PLLC
150 THIRD AVENUE SOUTH, STE. 1700
NASHVILLE, TN 37201
615.244.4994

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Actual consideration for this transfer is -$0-.

**AFFIANT**

Subscribed and sworn to before me on this day, November 22, 2021.

Notary Public

My Commission Expires: 7/7/2025

**New Owner Address:**
David Mathias Baldwin, Trustee
1602 Woodland Street
Nashville, TN 37206

**Send Tax Bills To:**
Same

**Map-Parcel Number:**
104-7-02-291.00

**David M. Baldwin** ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to **David Mathias Baldwin, Trustee of The David Mathias Baldwin Revocable Living Trust, dated November 2, 2021** ("Grantee"), all right, title and interest of Grantor in and to that certain tract or parcel of land in Davidson County, Tennessee, more particularly described in Exhibit A.

Subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

*<Signature page to follow.>*

**WITNESS** my hand on this day, November 22, 2021.

**David M. Baldwin**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **David M. Baldwin** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument as her free act and deed and for the purposes therein contained.

**WITNESS** my hand and official seal on this day, November 22, 2021.

Notary Public

My Commission Expires: 7/7/2025

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## EXHIBIT A

Land in Davidson County, Tennessee, being Lot 23 on the plan of Rich Resubdivision of Lot Nos. 17, 18, 19, 33, 34 and 35 and original Lot Nos. 20 to 32, inclusive, and 36 to 48, inclusive, in Marshall & Stokes Subdivision, of record in Book 547, page 172, Register's Office for said County.

Said Lot No. 23 fronts 50 feet on the southerly margin of Belcourt Ave., formerly Stokes Ave., and extends back between parallel lines 168.5 feet to an alley.

Being the same property conveyed to David M. Baldwin, by Quitclaim Deed from Valli Camille Baldwin, of record in Book 11674, page 988, Register's Office for Davidson County, Tennessee.

The description is the same as that used in the last deed prior to this transaction.

This is improved property commonly known as 2703 Belcourt Avenue, Nashville, TN 37212.

### True Copy Certification

I, Robert J. Hazard, Esq., 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 11/22/2021.

Affiant Signature

Date: 11/22/2021

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Amy L. Sowney, a notary public for this county and state, Robert J. Hazard who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

**WITNESS** my hand and official seal on this day, November 22, 2021.

Notary's Signature

My Commission Expires: 7/7/2025

Notary's Seal

AMY L. SOWNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

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