Karen Johnson Davidson County
Batch# 763409 DEEDQC
11/30/2021 12:51:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211130-0158050

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is $0.00. Sarah Alycia Wilhite Affiant Subscribed and sworn to before me, this 23 day of Nov., 2021. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Matthew G. Baker 4013 Colorado Avenue Nashville, TN 37209	New Owner	Map and Parcel No.: 103 08 0 007.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, and in accordance with the terms of that certain Final Decree of Divorce filed on November 16, 2021 under Docket No. 21D-1428 in the Third Circuit Court of Davidson County, Tennessee, **Sarah Alycia Wilhite, a single woman, being formerly known as Sarah Baker and Sarah Wilhite Baker ("Grantor")** does hereby quitclaim, transfer and convey unto **Matthew G. Baker, a single man ("Grantee")**, his heirs and assigns, of all Grantor's right, title and interest, marital or otherwise, in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Re-Subdivision of Lot 20 of The Plat of West End Annex 2 Lot Minor Plat, of record in Plat at Instrument No. 20110526-0040475 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Matthew G. Baker by Warranty Deed dated June 25, 2018 from Lanny T. Mize and and Stacie Elizabeth Mize, husband and wife, of record in Instrument No. 20180824-0084104, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 4013 Colorado Avenue, Nashville, Davidson County, Tennessee, 37209.

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

IN WITNESS WHEREOF, Grantor has executed this instrument this 23 day of November, 2021.

GRANTOR:

Sarah Alycia Wilhite

Sarah Alycia Wilhite

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Sarah Alycia Wilhite**, the bargainor, 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 for the purposes therein contained.

Witness my hand, at office, this 23 day of November, 2021.

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

Notary Public
My Commission Expires:

TRUE COPY CERTIFICATION

I, George E. Mudter, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 11/23/2021.

George E. Mudter, Jr.
Dated 11/23/2021

State of Tennessee
County of Davidson

Personally appeared before me, Stacy L. Thomas, a notary public for this County and State, George E. Mudter, Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
Dated 11/23/2021

My commission expires 10/2/2023

