Karen Johnson Davidson County
Batch# 783548 DEEDQC
01/04/2022 09:10:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20220104-0000939

This instrument prepared by:
Lee & Lee Attorneys at Law, P.C.
109 East Gay Street
Lebanon, Tennessee 37087

LL# 9801

Send Tax Bill to:
Robert Brian Baker
4221 Brackenwood Dr.
Old Hickory, Tennessee 37138

Parcel ID:
075-09-0-153

IMPORTANT:
This instrument was prepared from information supplied by the parties without counsel or advice as to legal consequences, tax related matters or any matter related to Medicaid or TennCare benefits. No title examination or settlement has been performed and Lee and Lee Attorneys at Law, P.C. shall not be responsible for any matter that could have been resolved by a title examination, settlement, legal and/or tax related counsel.

QUITCLAIM DEED FOR MUNIMENT OF TITLE

For and in consideration of the sum of $10.00 and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert Brian Baker and Stephanie L. Baker; Linda Mayberry, and Carolyn Walker,** have bargained and sold, and do hereby transfer, convey, remise, and forever quitclaim, unto **Robert Brian Baker and wife Stephanie L. Baker, as tenants by the entirety,** their heirs, and assigns, all right, title and interest in and to the following described property to-wit:

Being a tract or parcel of land lying and being in the Fourteenth (14th) Council District of Davidson County, Tennessee and being the same property conveyed to Robert Brian and Stephanie L. Baker as recorded in Instrument 20160608-0057652 in the Register's Office of Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at a 5/8-inch rebar, set in the west right-of-way of Old Hickory Boulevard (aka State Route 45), being located approximately South 12 degrees 33 minutes East a distance of 1162 feet from the south right right-of-way of Hills Lane, said point being the southeast corner of Myles Owens, III (Instrument 00000158-0000204) and the northeast corner of the property described herein; thence leaving Owens and running with said right-of-way South 12 degrees 32 minutes 43 seconds East for a distance of 185.00 feet to a 5/8-inch rebar set in the north right-of-way of Wright Lane (16 feet, private access), said point being the southeast corner of the property described herein; thence leaving Old Hickory Boulevard and running with Wright Lane North 83 degrees 59 minutes 51 seconds West for a distance of 187.15 feet to a 5/8-inch rebar set, said point being the southwest corner of the property

described herein; thence continuing with said private access North 07 degrees 09 minutes 34 seconds East for a distance of 127.00 feet to a 1/2-inch rebar found, being the southeast corner of Dora Roberson (Instrument 00009103-0000869); thence leaving said private access and running with the east line of Roberson North 08 degrees 13 minutes 49 seconds East for a distance of 39.64 feet to a 1/2-inch rebar found, said point being the southwest corner of Myles Owens, III (Instrument 00000158-0000204) and the northwest corner of the property described herein; thence leaving Roberson and running with the south line of Owens South 88 degrees 02 minutes 56 seconds East for a distance of 124.51 feet to the point of beginning and containing 0.61 Acres, more or less, as surveyed by Ronald G. Taylor, Tennessee Registered Land Surveyor Number 2123, of L.J. Smith and Associates, 475 Metroplex Drive, Suite 212, Nashville, Tennessee, on April 30, 2021. Bearings are based upon the Tennessee State Plane Coordinate System, NAD 83.

Being the same property conveyed to Robert Brian Baker and Stephanie L. Baker by deed from Arthur J. Anderson and Linda D. Mayberry dated June 6th, 2016, as recorded in Instrument 20160608-0057652, Register's Office for Davidson County, Tennessee. Arthur J. Anderson was the holder of a note secured by a Deed of Trust of record as Instrument 20160608-0057653 and assigned in Instrument 20190528-0049873, Register's Office of Davidson County, Tennessee. He died intestate on March 23, 2018, leaving two heirs at law, Linda Mayberry, and Carolyn Walker as the holders of the indebtedness described and secured therein. Linda Mayberry and Carolyn Walker join in this conveyance to consent to the legal description as surveyed herein and not to release their interest in the note and security instrument, but as the only heirs at law of Arthur J. Anderson and legal holders of the note and Deed of Trust securing same. **Linda Mayberry and Linda D. Mayberry are one and the same person.**

This instrument and the interest hereby quitclaimed are made subject to the indebtedness secured by Deed of Trust recorded in Instrument 20160608-0057653 and assigned in Instrument 20190528-0049873, Register's Office of Davidson County, Tennessee, which is NOT RELEASED by this instrument and shall remain in full force and effect.

This instrument and the interest hereby and quitclaimed are subject to such taxes, restrictions, easements, ordinances, limitations, and encumbrances as may affect the premises.

WITNESS my hand this the 15 day of November 2021.

Robert Brian Baker

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a Notary Public for and in said state and county, the within named bargainor, Robert Brian Baker, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this the 15 day of November 2021.

MELISSA PACK
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES NOVEMBER-09-2024

Melissa Pack
NOTARY PUBLIC
My commission expires: 11-9-24

WITNESS my hand this the 15 day of November 2021.

Stephanie L. Baker

STATE OF TENNESSEE
COUNTY OF Wilson

Stephanie L. Baker

Personally appeared before me, the undersigned authority, a Notary Public for and in said state and county, the within named bargainor, ~~Robert Brian Baker~~, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this the 15 day of November 2021.

MELISSA PACK
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES NOVEMBER-09-2024

Melissa Pack
NOTARY PUBLIC
My commission expires: 11-9-24

WITNESS my hand this the 14 day of December, 2021.

Linda Mayberry

STATE OF FLORIDA
COUNTY OF SARASOTA

Personally appeared before me, the undersigned authority, a Notary Public for and in said state and county, the within named bargainor, Linda Mayberry, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this the 14 day of December 2021.

Notary Public State of Florida
Ciera Beaulieu
My Commission HH 129238
Expires 05/12/2025

NOTARY PUBLIC
My commission expires: 05-12-2025

WITNESS my hand this the 15 day of December 2021.

Carolyn Walker

Carolyn Walker

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public for and in said state and county, the within named bargainor, Carolyn Walker, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this the 15 day of December 2021.



NOTARY PUBLIC
My commission expires: 6-7-22

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $ -0-.

Cindy M. Blevins
AFFIANT

Subscribed and sworn to before me this 15 day of December 2021.

JM C
NOTARY PUBLIC
My Commission Expires: 6-7-22

JOHN M. LEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Commission Expires June 07, 2022

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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 12.14.2021.

John M. Lee, Attorney

Date: 12.28.2021

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 28th day of December 2021.

Notary Public

MY COMMISSION EXPIRES:
12-02-2023

J.C. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY