Karen Johnson Davidson County
Batch# 786864 DEEDQC
01/11/2022 08:31:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220111-0003098

THIS INSTRUMENT PREPARED BY: Matt Lucas
National Signing Solutions, Inc.
18167 US Highway 19 North, Floor 3
Clearwater, Florida 33764

QUIT CLAIM DEED

Return To:
Vantage Point Title, Inc.
18167 U.S. Highway 19 N. Floor 3
Clearwater, FL 33764

New Owner(S) Address &
Mail Tax Statements To:
John Patrick Baldwin
2351 Herman Street
Nashville, TN 37208

Property Tax ID#: 092-07-0-122.00
File #: TN829212

For and in consideration of ZERO and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, **JOHN PATRICK FORD BALDWIN, A MARRIED MAN WHO ACQUIRED TITLE AS AN UNMARRIED MAN, HEREIN JOINED BY SPOUSE ANNA CAROLINE COOK,** as Grantor, hereby convey all rights, titles and interests that we may have in to **JOHN PATRICK FORD BALDWIN AND ANNA CAROLINE COOK, A MARRIED COUPLE AS TENANTS BY ENTIRETY**, as Grantee, to the following described real property located in Davidson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Parcel ID: 092-07-0-122.00

Property Address: 2351 Herman Street, Nashville, TN 37208

Exempt Pursuant to T.C.A. Code 67-4-409(a3Ai).

Witness our hands this the 23rd day of November, 2021.

JOHN PATRICK FORD BALDWIN

ANNA CAROLINE COOK

STATE OF Tennessee }

COUNTY OF Davidson }

Personally, appeared before me, the undersigned Notary Public in and for said County and State, the within, JOHN PATRICK FORD BALDWIN AND ANNA CAROLINE COOK, the Grantor, with whom I am personally acquainted (or who has proven to me on the basis of satisfactory evidence), and who has acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 23rd day of November, 2021.

Notary Public
My Commission expires: Dec. 19th, 2023

JANA DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

I hereby swear or affirm that to the best of my knowledge, information and belief that actual consideration for the transfer is $0.00.

JOHN PATRICK FORD BALDWIN

ANNA CAROLINE COOK

Subscribed and sworn to before me this the 23rd day of November, 2021.

Notary Jana Drury
My Commission expires: Dec. 19th, 2023

JANA DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

EXHIBIT "A"

Land in Davidson County, Tennessee, being the northerly part of Lot No. 49 on the Plat of Dr. J. B. Davis Subdivision of record in Plat Book 161, Page 123, in the Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at an iron pin located in the southeasterly intersection of the margins of 24th Avenue North and Herman Street; thence with the southerly margin of Herman Street, North 78\'bO 8' East 73.5 feet to an iron pin; thence South 11\'bO 49' East 114 feet to an iron pin; thence North 84\'bO 18' West 102.5 feet to an iron pin located in the easterly margin of 24th Avenue North; thence North 2\'bO 45' East 107 feet with the easterly margin of 24th Avenue North, to the point of beginning.

Being the same property conveyed to John Patrick Ford Baldwin, an unmarried man by Deed from Kyle Luciano, by and through it duly appointed attorney-in-fact, dated 6/30/2017 and recorded 7/6/2017 as Instrument 20170706-0067856, Register's Office for Davidson County, TN.

Commonly Known As: 2351 Herman Street, Nashville, TN 37208

Parcel ID: 092-07-0-122.00

True Copy Certification

I, *Darell Near*, do hereby make oath that I am 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 11/23/2021 *(date of document).*

Affiant Signature Darell Near

11/23/2021
Date

State of Florida

County of Pinellas

Sworn to and subscribed before me this 23rd day of November 20 21.

Notary Signature Ashlee Berry

My Commission Expires: May 9, 2025

Notary Seal (if on paper)

ASHLEE BERRY
MY COMMISSION # HH 079806
EXPIRES: May 9, 2025
Bonded Thru Notary Public Underwriters