Karen Johnson Davidson County
Batch# 801592 DEEDQC
02/08/2022 08:33:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220208-0014161

Commitment Number: 27575169
Seller's Loan Number: 103954355

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg PLLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Scot D Baker and Lisa C Allen-Baker, trustees of the Baker Family Trust, established February 11, 2000, as amended and restated on September 4, 2018, 1311 Howard Ave, Nashville, TN 37216

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
072-03-0-169-00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Scot D. Baker and **Lisa C. Allen-Baker, trustees of the Baker Family Trust, established February 11, 2000**, whose mailing address is **1311 Howard Ave, Nashville, TN 37216**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Scot D Baker and Lisa C Allen-Baker, trustees of the Baker Family Trust, established February 11, 2000, as amended and restated on September 4, 2018**, hereinafter grantee, whose tax mailing address is **1311 Howard Ave, Nashville, TN 37216**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SEE EXHIBIT A ATTACHED HERETO FOR THE LEGAL DESCRIPTION

Property Address is: 1311 Howard Ave, Nashville, TN 37216

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20161013-0108229 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 072-03-0-169-00

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on 12-3, 2020:

Scot D. Baker, trustee of the Baker Family Trust, established February 11, 2000

Lisa C. Allen-Baker, trustee of the Baker Family Trust, established February 11, 2000

STATE OF Nevada
COUNTY OF Washoe

The foregoing instrument was acknowledged before me on 12/3, 2020 by **Scot D. Baker, trustee of the Baker Family Trust, established February 11, 2000** and **Lisa C. Allen-Baker, trustee of the Baker Family Trust, established February 11, 2000** who are personally known to me or have produced Drivers Licenses as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Notary Public

CHRISTIAN HATCH
Notary Public, State of Nevada
Appointment No. 20-4388-02
My Appt. Expires Jun 29, 2024

Order No.: 27575169

LEGAL DESCRIPTION

EXHIBIT "A"

The following described property:

Land in Davidson county, Tennessee, being the easterly half Lot no. 155 on the plan of Inglewood place of record in plat book 332, page 101, together with shared Driveway agreement of record in book 10746, page 570, in the register's office for Davidson county, Tennessee, to which plan reference is hereby make for a more complete description of the property.

Being the same parcel conveyed to Scot D Baker and Lisa C Allen-Baker, trustees of the Baker Family Trust, established February 11, 2000 from Scot D Baker and Lisa C Allen-Baker, by virtue of a deed dated 10/11/2016, recorded 10/13/2016, as instrument no. 20161013-0108229 county of Davidson, state of Tennessee

Assessor's Parcel No: 072-03-0-169-00

Being the same parcel conveyed:
To Scot D Baker and Lisa C Allen-Baker, trustees of the Baker Family Trust, established February 11, 2000, as amended and restated on September 4, 2018

From Scot D. Baker and Lisa C. Allen-Baker, trustees of the Baker Family Trust, established February 11, 2000

Dated 12-03-2020 Recorded _____

Book _____ Page _____

Tennessee Certification of Electronic Document

I, LUKE BINGHAM, 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 12-3-2020 (date of document).

Luke Bingham
Affiant Signature

1-27-2022
Date

State of Pennsylvania
County of Allegheny

Sworn to and subscribed before me this 27th day of January, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 5/4/2022

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Beaver County
My commission expires May 4, 2022
Commission number 1223847
Member, Pennsylvania Association of Notaries