QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 806515 DEEDQC
02/16/2022 08:30:25 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220216-0017758

KAYE NYQUIST NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05/05/2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF ~~DECEMBER, 2021~~ FEBRUARY 2022

Notary Public

MY COMMISSION EXPIRES: 5/5/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):

Rudy and Partners, PLLC
608 Shelby Avenue
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jeffery K. Ingram, Jr. and Natasha N. Ingram	**Same**	
(NAME)	(NAME)	
4420 Sumatra Dr.		**058100A01600CO (PART OF 58-73.00)**
Nashville, TN 37218	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **LISA BEARD BALDWIN, MARRIED** ("GRANTOR") HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **JEFFERY K. INGRAM, JR. AND NATASHA N. INGRAM, HUSBAND AND WIFE** ("GRANTEES"), THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY**, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 4, ENCHANTED HILLS ADDITION 1, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20070720-0086789, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING PART OF THE SAME PROPERTY CONVEYED TO LISA BEARD BALDWIN, MARRIED BY QUIT CLAIM DEED FROM LISA BEARD BALDWIN, RECORDED ON THE 9TH DAY OF JUNE, 2004 IN INSTRUMENT NO. 20040609-0068116, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SAID PROPERTY IS UNIMPROVED AND THUS IS NOT AND HAS NEVER BEEN THE GRANTOR'S PRIMARY RESIDENCE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is **unimproved** property known as: **4421 SUMATRA DR., NASHVILLE, TENNESSEE 37218.**

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

Witness our hands this the 10 day of ~~December, 2021.~~ February 2022

Lisa Beard Baldwin

Lisa Beard Baldwin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Lisa Beard Baldwin**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10 day ~~of December, 2021.~~ February 2022

Notary Public
My Commission Expires: 10/2/2023

