Karen Johnson Davidson County
Batch# 821197 DEEDQC
03/14/2022 08:44:30 AM 8 pgs
Fees: $42.00 Taxes: $0.00
20220314-0029128

----------SPACE ABOVE THIS LINE FOR RECORDER'S USE----------

After recording return to:
Amrock, LLC.
662 Woodward Avenue Detroit Michigan 48226

NEW OWNER(S) and
send tax bill to:
Roland Keith Baldridge and Julia Haughton-Baldridge
1101 Graybar Ln., Nashville, TN 37204

Real Estate Tax ID Number: **11813000700**

This document was prepared under the supervision of Michael P. Bell, 702 King Farm Blvd, Suite 155 Rockville, MD 20850 without benefit of title examination and no legal advice was requested or provided.

QUITCLAIM DEED 71776760 -8091794

Under T.C.A. Section 66-5-103(B)(2)

This No Consideration Deed transfers to a revocable living trust created by the same transferor or by a spouse of the transferor, or transfers by the trustee of a revocable living trust back to the same transferor or to the transferor's spouse; or is a deed executed by the trustee of a revocable living trust to implement a testamentary devise by the trustor of the trust and as such, are exempt from transfer tax pursuant to TN Code Section 67-4-409 (a)(3)(F) or (G).

THIS QUITCLAIM DEED, made this 29 day of Jan ,20 22 , by and between **Roland Keith Baldridge and Julia Haughton-Baldridge, Trustees of The KNJ Baldridge Revocable Living Trust dated March 19, 2019**, whose post office address is **1101 Graybar Ln., Nashville, TN 37204,** as party or parties of the first part, (hereinafter referred to as "Grantor"), and **Roland Keith Baldridge and Julia Haughton-Baldridge, a married couple,** whose post office address is, **1101 Graybar Ln., Nashville, TN 37204,** as party or parties of the second part, (hereinafter referred to as "Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors, and assigns where the context requires or permits);

DR1 71776760QC202010207

WITNESSETH

That for and in consideration of the sum of **TEN DOLLARS ($10.00)** cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration., the Parties of the First Part have quitclaimed to the Parties of the Second Part, all interest in the following described property, situate, lying and being in **Davidson County, Tennessee,** to-wit:

SEE ATTACHED EXHIBIT "A" AND INCORPORATED HEREIN.

PROPERTY ADDRESS: 1101 Graybar Ln., Nashville, TN 37204

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed these presents, together or in counterpart, the day, month and year first above written.

(SIGNATURES ON THE FOLLOWING PAGE(S))

DR1 71776760QC202010307

The KNJ Baldridge Revocable Living Trust, dated March 19, 2019

By: Roland Keith Baldridge (SEAL)
Roland Keith Baldridge
Trustee

STATE OF Tennessee

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Roland Keith Baldridge, Trustee**, the within named grantor(s), with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he or she executed the within instrument for the purposes therein contained and who further acknowledged that he or she is the **Trustee** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. and who acknowledged that he or she executed the within instrument for the purposes therein contained.

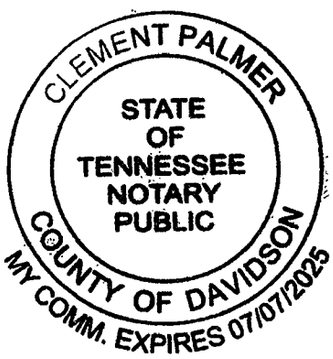
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Clement Palmer

Notary Public Tennessee

Name: Clement Palmer

Commission Expiration Date: 07.07.25



DR1 71776760QC202010407

The KNJ Baldridge Revocable Living Trust, dated March 19, 2019

By: _____ (SEAL)
Julia Haughton-Baldridge
Trustee

STATE OF Tennessee

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Julia Haughton-Baldridge, Trustee**, the within named grantor(s), with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he or she executed the within instrument for the purposes therein contained and who further acknowledged that he or she is the **Trustee** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. and who acknowledged that he or she executed the within instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Clement Palmer

Notary Public Tennessee

Name: Clement Palmer

Commission Expiration Date: 07-07-25

CLEMENT PALMER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/07/2025

DR1 71776760QC202010507

202203140029128

AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF Davidson **to wit:**

I hereby swear or affirm that the actual consideration for this transfer is ZERO DOLLARS ($0.00).

Roland Keith Baldridge **(SEAL)**

Roland Keith Baldridge

Subscribed and sworn to before me on this the 25th **day of** Jan 2022, **20** 22.

Clement Palmer
Notary Public Tennessee

NAME: Clement Palmer

My Commission Expires: 07.01.25

CLEMENT PALMER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/07/2025

DR1 71776760QC202010607

The KNJ Baldridge Revocable Living Trust, dated March 19, 2019

By: _____ (SEAL)
Julia Haughton-Baldridge
Trustee

STATE OF Tennessee

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Julia Haughton-Baldridge, Trustee**, the within named grantor(s), with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he or she executed the within instrument for the purposes therein contained and who further acknowledged that he or she is the **Trustee** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. and who acknowledged that he or she executed the within instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Clement Palmer

Notary Public Tennessee

Name: Clement Palmer

Commission Expiration Date: 07.07.25

CLEMENT PALMER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/07/2025

EXHIBIT A

Legal Description:

Tax Id Number(s): 11813000700

Land situated in the County of Davidson in the State of TN

BEING LOTS NOS. 52 AND 53 ON THE MAP SHOWING THE SUBDIVISION OF THE DRAUGHON TRACT, AS OF RECORD IN BOOK 974, PAGE 39, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOTS ADJOIN AND FRONT 30 FEET ON THE SOUTHERLY SIDE OF GRAYBAR LANE AND RUN BACK BETWEEN PARALLEL LINES 150 FEET TO A DEAD LINE IN THE REAR MEASURING 60 FEET THEREON.

Parcel Identification Number: 11813000700
Commonly Known As: **1101 Graybar Ln., Nashville, TN 37204**

Being the same property conveyed to KNJ Baldridge Revocable Living Trust, by deed dated March 19, 2019 of record in Deed Instrument/Case No. 20190403-0030120, in the County Clerk's Office.

DR1 71776760QC202010707

Tennessee Certification of Electronic Document

I, Betsy Lanzotti, 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 1/29/2022 (date of document).

Affiant Signature

Mar 7, 2022
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 07 day of March, 2022

Notary's Signature

MY COMMISSION EXPIRES: 02/21/2026

NOTARY'S SEAL

TAKISHA D HARRISON
NOTARY PUBLIC - MICHIGAN
MACOMB COUNTY
ACTING IN THE COUNTY OF Wayne
MY COMMISSION EXPIRES FEB. 21, 2026