Karen Johnson Davidson County
Batch# 830763 DEEDQC
03/29/2022 03:53:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20220329-0036484

Commitment Number: 27898240
Seller's Loan Number: 104056537

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

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 9078 Union Centre Blvd., Suite 350, West Chester, Ohio 45069 (513) 247-9605 Fax: (866) 611-0170.

**New Property Owner/Mail Tax Statements To:**
**Daniel E. Baker and Janet A. baker, not individually or personally, but solely as co-trustees of the Daniel E. Baker declaration of trust dated may 30, 2012 and amended and restated February 14, 2018, and as amended from time to time and to all and every successor or successors in trust under the trust agreement**, 4223 Stammer Pl., Nashville, TN 37215

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**
**131 02 3A 008.00**

## 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.

**Daniel E. Baker** and **Janet A. Baker, not individually or personally, but solely as co-trustees of the Daniel E. Baker declaration of trust dated may 30, 2012, as amended from time to time and to all and every successor or successors in trust under the trust agreement**, whose mailing address is **4223 Stammer Pl., Nashville, TN 37215**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Daniel E. Baker and Janet A. Baker, not individually or personally, but solely as co-trustees of the Daniel E. Baker declaration of trust dated May 30, 2012, as amended September 2, 2015, and amended and restated February 14, 2018, and as amended from time to time and to all or every successor or successors in trust under the trust agreement**, hereinafter grantee, whose tax mailing address is **4223 Stammer Pl., Nashville, TN 37215**, 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: 4223 Stammer Pl., Nashville, TN 37215**

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20180503-0042270 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 131 02 3A 008.00

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 10 March, 2021:

Dal E Bk Trustee

**Daniel E. Baker, not individually or personally, but solely as co-trustee of the Daniel E. Baker declaration of trust dated may 30, 2012, as amended from time to time and to all and every successor or successors in trust under the trust agreement**

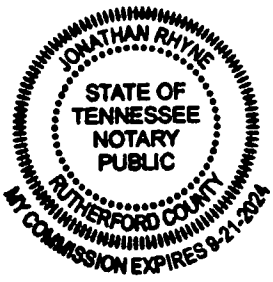
Janet A Baker, TRUSTEE

**Janet A. baker, not individually or personally, but solely as co-trustee of the Daniel E. Baker declaration of trust dated may 30, 2012, as amended from time to time and to all and every successor or successors in trust under the trust agreement**

STATE OF TN
COUNTY OF DAVIDSON

The foregoing instrument was acknowledged before me on 10 March, 2021 by **Daniel E. Baker, not individually or personally, but solely as co-trustee of the Daniel E. Baker declaration of trust dated may 30, 2012, as amended from time to time and to all and every successor or successors in trust under the trust agreement** and **Janet A. baker, not individually or personally, but solely as co-trustee of the Daniel E. Baker declaration of trust dated may 30, 2012, as amended from time to time and to all and every successor or successors in trust under the trust agreement** who are personally known to me or have produced DL 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

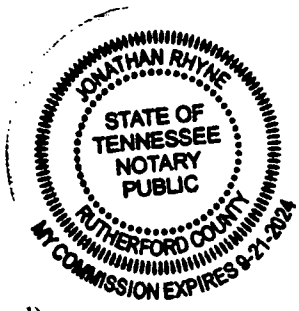


State of TN
County of DAVIDSON

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Subscribed and sworn to before me

This 10 day of March, 2021.




(Seal)

Janet A Baker, TRUSTEE
Affiant

JANET A. BAKER, TRUSTEE
Print Name

Notary Public

My commission expires: 9/21/24

Jonathan Rhyne
Print Name

**EXHIBIT A**
**(LEGAL DESCRIPTION)**

**Land in Davidson County, Tennessee, being Lot No. 8, on the plan of Stammer Park, as of record in Instrument No. 20140226-016530, in the Register's Office for Davidson County, Tennessee, and further established by amended and restated Master Deed Establishing a Private Element Horizontal Property Regime of Stammer Parke of record in Instrument No. 20140225-0016083, Register's Office, for Davidson county Tennessee to which plan reference is hereby made for a more complete description.**

**Being the same parcel conveyed to Daniel E. Baker and Janet A. baker, not individually or personally, but solely as co-trustees of the Daniel E. Baker declaration of trust dated may 30, 2012, as amended from time to time and to all and every successor or successors in trust under the trust agreement from Daniel E. Baker and Janet A. Baker, by virtue of a deed dated 4/2/2018, recorded 5/3/2018, in deed as instrument no. 20180503-0042270 county of Davidson, state of Tennessee.**

**Assessor's Parcel No: 131 02 3A 008.00**

**Tennessee Certification of Electronic Document**

I, Kathy Jo Peak, 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 3/10/2022 (date of document).

Kathy Jo Peak
Affiant Signature

3/18/2022
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 18th day of March, 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