Karen Johnson Davidson County
Batch# 830982 DEEDQC
03/30/2022 10:29:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220330-0036769

Return to:
AVENUE 365 LENDER SERVICES, LLC
1100 VIRGINIA DRIVE SUITE 130
FORT WASHINGTON, PA 19034

FILE NO. CL22266021R

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
MATTHEW KNABLE, P.O. BOX 52773, KNOXVILLE, TN 37950
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ERIK BAKER AMELIA BAKER	ERIK BAKER AMELIA BAKER	155 10 0A 074.00
145 SEQUOYAH LANE NASHVILLE, TN 37221	145 SEQUOYAH LANE NASHVILLE, TN 37221	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **ERIK BAKER AND AMELIA BAKER FORMERLY KNOWN AS AMELIA LE, HUSBAND AND WIFE AND LILY HUYNH, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **ERIK BAKER AND AMELIA BAKER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL THE RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 31 ON THE PLAN OF FINAL PLAT OF MCCRORY TRACE ESTATES OF RECORD IN PLAT BOOK 6900, PAGE 720, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PREMISES CONVEYED UNTO ERIK BAKER AND AMELIA LE, HUSBAND AND WIFE AND LILY HUYNH, A SINGLE WOMAN, BY VIRTUE OF WARRANTY DEED FROM JANSEN SCHROEDER AND KENNAH SCHROEDER, HUSBAND AND WIFE, DATED MAY 8, 2020, RECORDED MAY 15, 2020, IN INSTRUMENT: 20200515-0050783.

Property known as, 145 SEQUOYAH LANE, NASHVILLE, TN 37221

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 01 day of Nov, 2022

ERIK BAKER

AMELIA BAKER F/K/A AMELIA LE

LILY HUYNH

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Louis N Ogiemudia of the state and county mentioned, personally appeared **ERIK BAKER, AMELIA BAKER FORMERLY KNOWN AS AMELIA LE** and **LILY HUYNH**, to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

LOUIS NOSAKHARE OGIEMUDIA SR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
Printed Name: Louis N Ogiemudia
My Commission Expires: 9-6-22

VALUATION AFFIDAVIT

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 .

Affiant

STATE OF TENNESSEE

COUNTY OF Davidson

Subscribed and sworn before me this the 01 day of May, 2022

Notary Public

My commission expires: 9-6-22

LOUIS NOSAKHARE OGIEMUDIA SR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Courtney Hood, 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 3/1/2022 (date of document).

Courtney Hood
Affiant Signature

3/1/2022
Date

State of PA

County of Montgomery

Sworn to and subscribed before me this 1 day of March, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 5/17/23

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Shawnna Leigh Sorenson, Notary Public
Montgomery County
My commission expires May 17, 2023
Commission number 1262568
Member, Pennsylvania Association of Notaries