Karen Johnson Davidson County
Batch# 840451 DEEDQC
04/18/2022 10:52:01 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220418-0044105

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group
202 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map/Parcel:
Baker Mora, LLC 1405 Jakes Avenue Nashville, TN 37216	New Owner	104022K21400CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Michael Baker and Margaret Baker, husband and wife,** by these presents do hereby quitclaim and convey unto **Baker Mora, LLC, a Tennessee limited liability company,** its successors and assigns, all their right, title and interest in and to the following described tract of land:

A certain condominium located in Davidson County, Tennessee, being Unit No. 214 of The Lofts at 30th, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Lofts at 30th, of record in Instrument Number 20211208-0162910, and amended in First Amendment to Declaration in Instrument Number 20211221-0168471, the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "D" to said Declaration.

Being a portion of the same property conveyed to 30th Core, LLC, a Tennessee limited liability company, by Special Warranty Deed from 191 Charter Place Investors, LLC (formerly known as 30th Avenue, LLC); and Charter Logistics Center, LLC (formerly known as Lofts at Thirtieth, LLC); of record in Instrument No. 20211108-0148686, in the Register's Office for Davidson County, Tennessee, dated November 5, 2021 and recorded on November 8, 2021.

Also being a portion of the same property conveyed to 30th Core, LLC, a Tennessee limited liability company, by Quitclaim Deed from 191 Charter Place Investors, LLC (formerly known as 30th Avenue, LLC); and Charter Logistics Center, LLC (formerly known as Lofts at Thirtieth, LLC); of record in Instrument No. 20211108-0148687, in the Register's Office for Davidson County, Tennessee, dated November 5, 2021 and recorded on November 8, 2021.

Being the same property conveyed to Michael Baker and Margaret Baker, husband and wife by Special Warranty Deed from 30th Core, LLC, a Tennessee limited liability company of record in Instrument No. 20220330-0036650 Register's Office for Davidson County, Tennessee, dated March 21, 2022 and recorded on March 30, 2022.

Being also known as 210 30th Avenue N., #214, Nashville, TN 37203.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 15th day of April 2022.

Michael Baker

Margaret Baker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Michael Baker and Margaret Baker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of April 2022.

Notary Public

JOHN QUINTON HORNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-08-2025

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 15th day of April 2022.

Affiant

Notary Public

JOHN QUINTON HORNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-08-2025

My commission expires:
(Affix Seal)