THIS INSTRUMENT PREPARED BY:

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

Karen Johnson Davidson County
Batch# 840451 DEEDQC
04/18/2022 10:52:01 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220418-0044106

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 172 Cobblestone Place Drive Goodlettsville, TN 37072	New Owner	034-01-0F-037.00-CO

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:

Land in Davidson County, Tennessee, being Unit No. 37, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Cobblestone II Townhomes, a Townhouse Planned Unit Development of record as Instrument No. 20160401-0031281 and amended in Instrument No. 20160929-0102734, further amended by Instrument No. 20170501-0042305 and being shown on Plat attached thereto as Exhibit "B", 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 property conveyed to James Ellis and Jamie Ellis, husband and wife by Warranty deed from Mid-TN Capital, LLC of record in Instrument No. 20171020-0107765 Register's Office for Davidson County, Tennessee, dated October 11, 2017 and recorded on October 20, 2017.

Being the same property conveyed to Michael Baker and Margaret Baker, husband and wife by Warranty Deed from James Ellis and Jamie Ellis, husband and wife, of record in Instrument No. 20210317-0035219 Register's Office for Davidson County, Tennessee, dated March 12, 2021 and recorded on March 17, 2021.

Being also known as 172 Cobblestone Place Drive, Goodlettsville, Tennessee 37072.

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

My commission expires:
(Affix Seal)

Notary Public

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