THIS INSTRUMENT PREPARED BY:

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Nashville, TN 37206
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Karen Johnson Davidson County
Batch# 840451 DEEDQC
04/18/2022 10:52:01 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220418-0044108

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 121 Cobblestone Place Drive Goodlettsville, TN 37072	New Owner	034-01-0F-080.00-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:

A certain townhome located in Davidson County, Tennessee, being Unit No. 80 of Cobblestone II Townhomes established pursuant to the provisions 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 Covenants, Conditions and Restrictions for Cobblestone II Townhomes of record in Instrument No. 20160401-0031281, as corrected by Scrivener's Affidavit of record in Instrument No. 20170501-0042305, Register's Office of Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interests in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, though, or upon the land embracing the regime and the buildings thereof, said Unit being depicted on Exhibit B to said Declaration of Covenants, Conditions and Restrictions; together with a percentage interest in the common elements and voting percentage as set forth in said Declaration of Covenants, Conditions and Restrictions.

Being the same property conveyed to AWM PG, LLC by Warranty deed from Hyneman Rental Company, LLC of record in Instrument No. 20180 l 23-0007002 Register's Office for Davidson County, Tennessee, dated January 19, 2018 and recorded on January 23, 2018.

Being the same property conveyed to Michael Baker and Margaret Baker, husband and wife by Warranty Deed from AWM PG, LLC of record in Instrument No. 20210812-0109014 Register's Office for Davidson County, Tennessee, dated August 10, 2021 and recorded on August 12, 2021.

Being also known as 121 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