Karen Johnson Davidson County
Batch# 844941 DEEDQC
04/25/2022 01:35:09 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20220425-0047359

PREPARED BY:

Robert J. Hazard, Esq.
GULLETT SANFORD
ROBINSON & MARTIN PLLC
150 THIRD AVENUE SOUTH, STE. 1700
NASHVILLE, TN 37201
615.244.4994

STATE OF Georgia)
COUNTY OF Chatham)

Actual consideration for this transfer is -$0-.

David M. Baldwin
AFFIANT

Subscribed and sworn to before me on this day, April 21, 2022.

Giovanda LaDrell Reed
Notary Public

My Commission Expires: 07/14/2024

New Owner Address:
David M. Baldwin
1602 Woodland Street
Nashville, TN 37206

Send Tax Bills To:
Same

Map-Parcel Number:
104-7-02-291.00

David Mathias Baldwin, Trustee of The David Mathias Baldwin Revocable Living Trust, dated November 2, 2021 ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to **David M. Baldwin** ("Grantee"), all right, title and interest of Grantor in and to that certain tract or parcel of land in Davidson County, Tennessee, more particularly described in Exhibit A.

Subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

<Signature page to follow.>

WITNESS my hand on this day, April 21st, 2022.

David Mathias Baldwin, Trustee of The David Mathias Baldwin Revocable Living Trust, dated November 2, 2021

STATE OF Georgia)
COUNTY OF Chatham)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **David Mathias Baldwin, Trustee of The David Mathias Baldwin Revocable Living Trust, dated November 2, 2021**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument as her free act and deed and for the purposes therein contained.

WITNESS my hand and official seal on this day, April 21st, 2022.

Notary Public

My Commission Expires: 07/14/2024

JOVOANDA LATRELL REED
Notary Public, Georgia
Chatham County
My Commission Expires
July 14, 2024

EXHIBIT A

Land in Davidson County, Tennessee, being Lot 23 on the plan of Rich Resubdivision of Lot Nos. 17, 18, 19, 33, 34 and 35 and original Lot Nos. 20 to 32, inclusive, and 36 to 48, inclusive, in Marshall & Stokes Subdivision, of record in Book 547, page 172, Register's Office for said County.

Said Lot No. 23 fronts 50 feet on the southerly margin of Belcourt Ave., formerly Stokes Ave., and extends back between parallel lines 168.5 feet to an alley.

Being the same property conveyed to David Mathias Baldwin, Trustee of The David Mathias Baldwin Revocable Living Trust, dated November 2, 2021, by Quitclaim Deed from David M. Baldwin, of record in Instrument No. 20211130-0157953, Register's Office for Davidson County, Tennessee.

The description is the same as that used in the last deed prior to this transaction.

This is improved property commonly known as 2703 Belcourt Avenue, Nashville, TN 37212.