(1) mail

BRIDGEHOUSE TITLE
~~342 COOL SPRINGS BLVD~~
STE 202
FRANKLIN, TN 37067

Karen Johnson Davidson County
Batch# 857117 DEEDQC
05/17/2022 12:07:41 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220517-0056751

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11 DAY OF May, 2022.

Notary Public

MY COMMISSION EXPIRES: 11/22/2025 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

# QUITCLAIM DEED

**THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES BY**
J. Trent Lehman, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| JMB Properties LLC | New Owner | 072-16-0-001.00 |
| (NAME) 4464 Hwy 431 | (NAME) Same | |
| (ADDRESS) Columbia TN 38401 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, WE,

**PATRICK E. BAKER AND JILLIAN BAKER, HUSBAND AND WIFE**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**JMB PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY**

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, 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. 8 on the Plan of Sherwood Subdivision, as shown by plat of record in Plat Book 1424, Page 51, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Patrick E. Baker and Jillian Baker, husband and wife by Deed dated February 16, 2022 from Richard Oliver Craven and Alyson Holland Craven, husband and wife, recorded February 22, 2022, in Instrument Number 20220222-0019847 in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: SUCH LIMITATIONS, RESTRICTIONS, AND ENCUMBRANCES AS MAY AFFECT THE PREMISES.

This is improved x property, known as 1711 Sherwood Lane, Nashville, TN 37216
(unimproved)
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 this 11 day of May, 2022.

Patrick E. Baker

Jillian Baker

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, of the state and county mentioned, personally appeared Patrick E. Baker and Jillian Baker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 11 day of May, 2022.

My commission expires:
11/22/2025

Notary

ANDREW M. HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY