Karen Johnson Davidson County
Batch# 857525 DEEDQC
05/18/2022 09:57:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220518-0057273

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 TENNESSEE) COUNTY OF DAVIDSON) Actual consideration for this transfer is -$0-. AFFIANT Subscribed and sworn to before me on this day, May 10, 2022. Notary Public My Commission Expires: _____

ROBERT J. HAZARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires FEB. 28, 2026

New Owner Address:
David Mathias Baldwin, Trustee
1602 Woodland Street
Nashville, TN 37206

Send Tax Bills To:
Same

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

David M. Baldwin ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to **David Mathias Baldwin, Trustee of The David Mathias Baldwin Revocable Living Trust, dated November 2, 2021** ("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, May 10, 2022.

David M. Baldwin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **David M. Baldwin**, 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, May 10, 2022.

Notary Public

My Commission Expires: _____

ROBERT J. HAZARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires FEB. 28, 2026

876626.1/020211009

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 M. Baldwin by Quitclaim Deed from David Mathias Baldwin, Trustee of The David Mathias Baldwin Revocable Living Trust, dated November 2, 2021, of record in Instrument No. 20220425-0047359, 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.

True Copy Certification

I, Robert J. Hazard, Esq., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on May 10, 2022.

Affiant Signature

Date: May 10, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lynne B. Jervis, a notary public for this county and state, Robert J. Hazard, Esq. who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WITNESS my hand and official seal on this day, May 10, 2022.

Lynne B. Jervis
Notary's Signature

My Commission Expires: 1-11-26

Notary's Seal

LYNNE B. JERVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 11, 2026

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