This Instrument Prepared By:
William D. Edwards, Esq.
LONG, RAGSDALE & WATERS, P.C.
1111 N. Northshore Dr., Suite S-700
Knoxville, Tennessee 37919

Responsible Taxpayer and Property Owner:
Christopher D. Baker and Martha H. Baker, Co-Trustees
6601 Ellesmere Road
Nashville, TN 37205

Parcel Identification Numbers Assigned
County Tax Assessor: **129-10-0-055.00**

Karen Johnson Davidson County
Batch# 863243 DEEDQC
05/26/2022 03:48:48 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220526-0061546

QUITCLAIM DEED

This Indenture made the 19th day of May, 2022, by and between **CHRISTOPHER DALE BAKER and MARTHA H. BAKER** ("**First Party**"), and **CHRISTOPHER D. BAKER and MARTHA H. BAKER, CO-TRUSTEES of the CHRISTOPHER D. BAKER LIVING TRUST DATED AUGUST 24, 2010,** and their successors and assigns, with full power to sell, mortgage, lease, encumber, alienate, or transfer without joinder of beneficiaries and without obligation of the purchaser to look to the proceeds ("**Second Party**"):

WITNESSETH

That said First Party for and in consideration of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration to them in hand paid by Second Party, the receipt of which is hereby acknowledged, has granted, bargained, sold, released, quitclaimed, and conveyed and does hereby grant, bargain, sell, release, quitclaim and convey unto the said Second Party all of First Party's interest in the following described premises, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THIS CONVEYANCE is made subject to all restrictions, covenants, reservations, minimum building setback lines, ingress and egress easements, installation and maintenance of utility and drainage facilities, and all conditions of record and shown on the plat of record in the Register's Office for Davidson County, Tennessee.

THESE DESCRIPTIONS ARE PREPARED FROM INFORMATION FURNISHED TO THE PREPARER, AND NO REPRESENTATION AS TO THE ACCURACY THEREOF IS MADE, INTENDED OR TO BE IMPLIED. THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED AND CONVEYED HEREIN NOR AS TO THE ENFORCEABILITY OF ANY ENCUMBRANCES, RIGHTS OF WAY, OR EASEMENTS CONTAINED IN THESE DESCRIPTIONS.

The property is improved property known as 6601 Ellesmere Road, Nashville, Tennessee 37205.

And all of the estate, right, title, and interest of First Party therein. First Party furthermore hereby releases all right to dower and homestead in such premises.

IN WITNESS WHEREOF, the said First Party has caused this instrument to be executed as of the day and year first above written.

CHRISTOPHER DALE BAKER

MARTHA H. BAKER

STATE OF TENNESSEE
COUNTY OF KNOX

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, **CHRISTOPHER DALE BAKER**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained as his free act and deed.

Witness my hand and official seal at office in the aforesaid county, this 19th day of May, 2022.

SHANNON DEAN
STATE OF TENNESSEE NOTARY PUBLIC
Comm. Exp. 11-2-2024
KNOX COUNTY

Notary Public

My Commission expires: 11-2-24

STATE OF TENNESSEE
COUNTY OF KNOX

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, **MARTHA H. BAKER**, the within named bargainor, 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 for the purposes therein contained as her free act and deed.

Witness my hand and official seal at office in the aforesaid county, this 19th day of May, 2022.

Notary Public

My Commission expires: 11-2-24

SHANNON DEAN
STATE OF TENNESSEE NOTARY PUBLIC
Comm. Exp. 11-2-2024
KNOX COUNTY

STATE OF TENNESSEE
COUNTY OF KNOX

I hereby swear or affirm that the actual consideration for this transfer is $0.

CHRISTOPHER DALE BAKER, AFFIANT

Sworn to and subscribed before me
This 19th day of May, 2022.

Notary Public

My Commission expires: 11-2-24

SHANNON DEAN
STATE OF TENNESSEE NOTARY PUBLIC
Comm. Exp. 11-2-2024
KNOX COUNTY

EXHIBIT A

A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of West Meade Park, Inc., Section 3, as of record in Book 3300, Page 23, said Register's Office.

Said Lot No. 45 fronts 200 feet on the Easterly side of Ellesmere Road and extends back between lines 258.8 feet on the Northerly line and 253.2 feet on the Southerly line, to a dead line in the rear, measuring 247 feet thereon.

Being the same property conveyed to Christopher Dale Baker and Martha H. Baker, husband and wife, from Robert C. Courain, III, an unmarried man, and Katherine A. Courain of record in Instrument No. 20201104-0129294, in the Register's Office for Davidson County, Tennessee, dated November 2, 2020 and recorded on November 4, 2020.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, and all applicable governmental and zoning regulations.