THIS INSTRUMENT PREPARED UPON INFORMATION FURNISHED BY THE PARTIES

This Instrument Prepared By and Returned To:
Foundation Title and Escrow, LLC
7112 Crossroads Blvd., Suite 100
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 942342 DEEDQC
11/17/2022 01:52:46 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20221117-0122459

QUITCLAIM DEED

ADDRESS NEW OWNER:
Campbell Baier Family Trust
6320 Wildwood Valley Dr,
Brentwood, TN 37027

SEND TAX BILLS TO:
New Owner

MAP & PARCEL:
141-06-0C-041.00-CO

We, **Brett A. Baier and Jane E. Campbell, Husband and Wife,** do hereby quitclaim and do transfer and convey all of my right, title and interest unto **Brett Alden Baier and Jane Ellen Campbell, Trustees of the Campbell Baier Family Trust dated October 24, 2022,** in and to the following tract of land in Davidson County, Tennessee described as follows:

Being Lot No. 35 on the plan of Riverbridge Community, Phase 1A, as of record in Instrument Number 20030213-0019997, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Kenneth Salleng, an unmarried man by Limited Liability Warranty Deed from Sirva Relocation, LLC, a Limited Liability Company organized and existing under and by virtue of the laws of the State of Delaware dated August 25, 2006 and recorded August 29, 2006 as Instrument No. 20060829-0106633, in said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Brett A. Baier and Jane E. Campbell, Husband and Wife, by Warranty Deed from Kenneth Salleng, Unmarried, dated March 17, 2017 and recorded March 22, 2017, in Instrument No. 20170322-0027882, in said Register's Office.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and € all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property known as 3024 Harpeth Springs Drive, Nashville, TN 37221.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 9th day of November, 2022.

Brett A. Baier

Jane E. Campbell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned notary public, of said state and county, Brett A. Baier and Jane E. Campbell, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal on this 9th day of November, 2022.

KATELYNNE C. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCT. 2, 2023

Notary Public
My Commission Expires:

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 the 9th day of November, 2022.

KATELYNNE C. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCT. 2, 2023

Notary Public
My Commission Expires: