THIS INSTRUMENT PREPARED UPON INFORMATION FURNISHED BY THE PARTIES

Karen Johnson Davidson County
Batch# 942342 DEEDQC
11/17/2022 01:52:46 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20221117-0122460

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

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Campbell Baier Family Trust 6320 Wildwood Valley Dr, Brentwood, TN 37027	New Owner	091-13-0A-014.00

We, **Jane Campbell and Brett Baier, a married couple,** 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 Unit No. 14 on the Horizontal Property Regime for Haven West as shown on Exhibit "C" of the Master Deed and Declaration of Covenants, Conditions and Restrictions for Haven West Townhomes of record in Instrument No. 20090528-0048954, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description, together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed and aforesaid Declaration of Covenants, Conditions and Restrictions for Haven West Townhomes.

Being the same property conveyed to Stacy Lynn Langley, unmarried, by Quitclaim Deed from Lisa M. Fitts, unmarried, of record in Instrument No. 20201208-0142124, in the Register's Office for Davidson County, Tennessee, dated November 27, 2020 and recorded on December 8, 2020.

Further being the same property conveyed to Jane Campbell and Brett Baier, a married couple, by Warranty Deed from Stacy Lynn Langley, married, of record in Instrument No. 20220204-0013495, in the Register's Office for Davidson County, Tennessee, dated January 24, 2022 and recorded on February 4, 2022.

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 5922 Obrien Avenue, Nashville, TN 37209.

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

Brett Baier

Jane Campbell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned notary public, of said state and county, Brett Baier and Jane 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: