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
20221117-0122461

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 07 0B 053.00

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:

Land in Davidson County, Tennessee, being Lot No. 117, on the plan of First Revision, Section Three, Somerset Farms, as shown on plat of record in Plan Book 7900, Page 741, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Savannah R. Walker and Stephen A. Cawthorn as tenants in common with right of survivorship by Warranty Deed from Richard D. Moore and wife, Kara J. Moore dated May 23, 2014 and recorded June 2, 2014 as Instrument No. 20140602-0046930, 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 Savannah R. Walker and Stephen A. Cawthorn, tenants in common with right of survivorship, dated June 12, 2018, and recorded June 15, 2018, in Instrument No. 20180615-0057875, 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 6948 Somerset Farms Circle, 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: