Prepared by and return to:
The Law Office of Mitchell R. Miller
750 Old Hickory Blvd.
Bldg. II, Ste. 150
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $10.00

CARL A. BAKER

Subscribed and sworn to before me, this 18th day of October, 2022

NOTARY PUBLIC
My commission expires: 1.23.23

TISHA C. BALDWIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

QUITCLAIM DEED

271 Ash Grove Drive, Nashville, TN 37211

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Carl A. Baker 271 Ash Grove Dr. Nashville, TN 37211	New Owner	Map & Parcel: 32-9-65

For an in consideration of the sum of ten and no/100ths dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **DORIS HICKS** (hereinafter the "Grantor") has bargained and sold, and does hereby transfer, convey, release and quitclaim to **CARL A. BAKER** (hereinafter the "Grantee") and his heirs, successors, and assigns, Grantor's entire right, title, and interest in and to a certain tract of land, together with all improvements located thereon, described with particularity as follows:

Land in Davidson County, Tennessee, being Lot No. 21, on the Plan of Hickory View, Section One, of record in Plat Book 5210, page 221, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Ruby Jean Moody by National Bank of Commerce by Special Warranty Deed, dated January 19, 2005, of record in Instrument No. 2005012-80010603, Register's Office for Davidson County, Tennessee. And being the same property which Ruby Jean Moody conveyed to herself and to Carl A. Baker by Quitclaim Deed, dated January 12, 2012, of record in Instrument No. 2012012-50007024, Register's Office for Davidson County. And being the same property which Carl A. Baker conveyed to Ruby Jean Moody by Quitclaim Deed, dated December 25, 2016, of record in Instrument No. 2017011-00002941, Register's Office for Davidson County, Tennessee.

The same Ruby Jean Moody died on September 4, 2022, without a will and without a surviving spouse, thus vesting title in her surviving children, Carl A. Baker, Doris Hicks, and Carolyn McNeill, and in grandchildren Dexter Baker and Derrick Baker, the children of Ruby Jean Moody's predeceased son, Alvin Baker.

Karen Johnson Davidson County
Batch# 944151 **DEEDQC**
11/22/2022 02:12:20 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20221122-0123760

Title conveyed by this instrument is subject to any and all plats, easements, restrictions, and all other matters of record.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

All information in this Quitclaim Deed has been provided by the public records of Davidson County, Tennessee, and the parties hereto. The preparer of this document has not performed a title search and provides no warranties or representations related thereto. All title issues are at the risks of the parties hereto.

This property is improved property known as: 271 Ash Grove Drive, Nashville, TN 37211

WITNESS my hand this 18th day of October, 2022

Doris Hicks

DORIS HICKS

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **DORIS HICKS**, Grantor, with whom I am personally acquainted or who proved to me his or her identity on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes stated therein.

Witness my hand and official seal this 18th day of October, 2022.

NOTARY PUBLIC

My commission expires: 1.23.23

