Karen Johnson Davidson County
Batch# 948824 DEEDQC
12/07/2022 01:00:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20221207-0127634

THIS INSTRUMENT WAS PREPARED BY: **STEWART TITLE COMPANY** **100 BLUEGRASS COMMONS BLVD. SUITE 115** **HENDERSONVILLE, TN 37075** **A TITLE SEARCH WAS NOT PERFORMED FOR THE PREPARATION OF THIS DOCUMENT. THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES.**	STATE OF **TENNESSEE** COUNTY OF **SUMNER** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$-0-**. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26TH DAY OF MARCH, 2021. NOTARY PUBLIC MY COMMISSION EXPIRES: 8-21-2023

BRENDA S. SHELLY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-21-2023

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
CHRISTINA BALDWIN AND MATTHEW BALDWIN	SAME AS NEW OWNER	141 6 D 190.00
(NAME) 3207 HARPETH SPRINGS DRIVE	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER) NASHVILLE, TN 37221	(STREET ADDRESS)	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **CHRISTINA RAMOS, UNMARRIED, AND MATTHEW BALDWIN, UNMARRIED, as tenants in common with rights of survivorship, "GRANTOR"**, by these presents, does hereby quitclaim and convey unto **CHRISTINA BALDWIN AND MATTHEW BALDWIN, WIFE AND HUSBAND,** hereinafter called "GRANTEES", their successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in **Davidson** County, State of **Tennessee**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 190 on the Plan of Riverbridge Community, a Planned Unit Development, of record in Plat at Instrument No. 20030213-0019999, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Christina Ramos, unmarried and Matthew Baldwin, unmarried, as tenants in common with rights of survivorship by Warranty Deed from Jennifer E. Gemignani and Christopher P. Gemignani, wife and husband, dated 09/27/2022, of record in Instrument
Said property is transferred subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is **improved** property known as **3207 Harpeth Springs Drive, Nashville, TN 37221.**

WITNESS our hands this 2nd day of December, 2022.

Christina Ramos

Matthew Baldwin

STATE OF **TENNESSEE**
COUNTY OF **WILLIAMSON**

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Christina Ramos, now known as Christina Baldwin and Matthew Baldwin, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged they executed the foregoing instrument for the purpose therein contained.

Witness my hand this 2nd day of December, 2022.

Notary Public

John M. Wells
State of Tennessee Notary Public
Davidson County

My Commission Expires: 3/7/2023

CERTIFICATE OF AUTHENTICITY

I, Brenda Shelby do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 12-2-2022.

Brenda Shelby
Affiant
Date: 12-7-2022

STATE OF TENNESSEE
COUNTY OF Sumner

Sworn to and subscribed before me this 7 day of December, 2022

Notary Public

My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024