Karen Johnson Davidson County
Batch# 957096 DEEDQC
01/03/2023 11:55:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20230103-0000231

THIS INSTRUMENT PREPARED BY:
National Signing Solutions, Inc.
18167 U.S. Highway 19 N. Floor 3
Clearwater, FL 33764

# QUIT CLAIM DEED

Return To:
Vantage Point Title, Inc.
18167 U.S. Highway 19 N. Floor 3
Clearwater, FL 33764

New Owner(S) Address &
Mail Tax Statements To:
Roger D. Baker and
Kathleen Daigle Baker
1005 Snow Avenue
Madison, TN 37115

Property Tax ID#: 043-02-0-024.00
File #: TN883696

For and in consideration of TEN and 00/100 Dollars ($10.00) and NO other good or valuable consideration, We, **ROGER D. BAKER AND KATHLEEN DAIGLE BAKER, F/K/A KATHLEEN MARIE TAYLOR, husband and wife who acquired title without marital status**, as Grantor, hereby convey all rights, titles and interests that we may have in to **ROGER D. BAKER AND KATHLEEN DAIGLE BAKER, husband and wife**, as Grantee, to the following described real property located in Davidson County, Tennessee, to wit:

**SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A**

Parcel ID: 043-02-0-024.00

Property Address: 1005 Snow Avenue, Madison, TN 37115

Exempt Pursuant to T.C.A. Code 67-4-409(a3Ai).

Witness our hands this the 16 day of December 2022

Roger D Baker
ROGER D. BAKER

Kathleen Daigle Baker
KATHLEEN DAIGLE BAKER,
F/K/A KATHLEEN MARIE TAYLOR Kathleen Marie Taylor

STATE OF TENNESSEE }
COUNTY OF DAVISON } SEE "ATTACHED"

Personally, appeared before me, the undersigned Notary Public in and for said County and State, the within, ROGER D. BAKER AND KATHLEEN DAIGLE BAKER, F/K/A KATHLEEN MARIE TAYLOR, the Grantor, with whom I am personally acquainted (or who has proven to me on the basis of satisfactory evidence), and who has acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 16 day of December, 2022

Notary Public
My Commission expires:

I hereby swear or affirm that to the best of my knowledge, information and belief that actual consideration for the transfer is $0.00.

JAMES C DUNN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 4-23-2024

Roger D Baker
ROGER D. BAKER

Kathleen Daigle Baker
KATHLEEN DAIGLE BAKER

Subscribed and sworn to before me this the 16 day of December, 2022

Notary
My Commission expires: 4-23-24

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

Acknowledgment of Individual

STATE OF TENNESSEE

COUNTY OF SUMNER

On this 16 day of DEC, 20 22, before me personally appeared ROGER D BAKER & KATHLEEN DAIGEL BAKER F/KA KATHLEEN MARIE TAYLOR, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

(notary signature)

Notary Public

Printed Name: JAMES C DUNN

Commission Expires:
4-23-24

JAMES C DUNN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 4-23-2024

**EXHIBIT "A"**

The following described property lying in City of Madison, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Being Lot No. 10 on Map showing a subdivision of Lot No. 27 and part of Lot No. 29 in Dixie Pure Food Company's Subdivision, which was prepared by Erie Drake, County Surveyor on May 2, 1932, and is of record in Book 843, page 52, Register's Office for Davidson County, Tennessee.
Said Lot No. 10 fronts 235 feet on the westerly side of Knox Street (now known as Snow Avenue) and runs back 414.75 feet on the northerly line and 428 feet on the southerly line to the easterly lie of Lot No. 3, measuring 219.75 feet thereon.

Being the same property conveyed to Roger D. Baker and Kathleen Marie Taylor, by Warranty Deed from Kevin D. Weiser, dated 01/19/041 and recorded 01/24/01, of record in 20010124-0007262, Register's Office for Davidson County, Tennessee.

## True Copy Certification

I, *Darell Near*, do hereby make oath that I am the 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 12/16/2022 *(date of document)*.

Affiant Signature

December 23, 2022
Date

State of Florida

County of Pinellas

Sworn to and subscribed before me this 23 day of December 2022, by *Darell Near*.

Notary Signature

My Commission Expires: 8/14/2026

Notary Seal (if on paper)

RACHEL LANGHOUT
Notary Public - State of Florida
Commission # HH 290704
My Comm. Expires Aug 14, 2026
Bonded through National Notary Assn.