QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 972905 DEEDQC
02/22/2023 10:20:51 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20230222-0012433

J-AB-16-1016-T

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF February 2023

Notary Public

MY COMMISSION EXPIRES: 11-3-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Gary C. Baker, unmarried	**New Owner**	
(NAME)	(NAME)	**072-05-0-126 (TRACT 1) AND 072-05-0-127 (TRACT 2)**
P.O. Box 60824,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THE PURPOSE OF THIS INSTRUMENT IS TO COMBINE MAP & PARCEL NUMBERS

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GARY C. BAKER, UNMARRIED,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **GARY C. BAKER, UNMARRIED** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract 1:
Land located in the 8th Councilmanic District of Davidson County, Tennessee, on the Southerly margin of East Trinity Lane and described according to a Mortgage Loan Inspection dated 3/17/06 by Campbell, McRae and Associates Surveying, Inc. (John Hood TN R.L.S. No. 1838) as follows:

Beginning at a point in the Southerly margin of East Trinity Lane, the northeast corner of M and M Properties (Instrument No. 20040729-0091089 R.O.D.C., TN) and the northwest corner of the herein described tract; thence with the margin of said road in an easterly direction 102 feet to a point in the westerly line of Carson W. Beck (Instrument No. 20040719-0085771 R.O.D.C., TN, Lot No. 39, E.T. Brown's Subdivision of record in Book 332, page 69, R.O.D.C., TN) and the northeast corner of the herein described tract; thence leaving said road south 300 feet to a point 73' north of the rear line of Lot No. 39, said point being the southeast corner of the herein described tract; thence westerly 102' to a point in the easterly line of M and M Properties (Instrument No. 20040729-0091089, R.O.D.C., TN, Lot No. 41, E.T. Brown's Subdivision, Book 332, page 69, R.O.D.C., TN) said point located 43' north of the rear line of Lot No. 41, thence north 300' to the point of beginning.

Tract 2:
Land located in the 8th Councilmanic district of Davidson County, Tennessee 300' south of the southerly margin of East Trinity Lane and described according to a Mortgage Loan Inspection dated 3/17/06 by Campbell, McRae and Associates Surveying, Inc. (John Hood TN R.L.S. No. 1838) described as follows:

Beginning at a point 343' south from the southerly margin of East Trinity Lane in the rear line of Lot No. 41 (E.T. Brown's Subdivision, Book 332, page 69, R.O.D.C., TN) the southeast corner of M and M Properties (Instrument No. 20040729-00910890, R.O.D.C., TN) and the southwest corner of the herein described tract; thence north with the easterly line of M and M Properties 43' to a point, the northwest corner of the herein described tract; thence easterly 102' to a point in the westerly line of Carson W. Beck (Instrument No. 20010719-0085771, R.O.D.C., TN, Lot No. 39, E.T. Brown's Subdivision, Book 332, page 69, R.O.D.C., TN) and the northeast corner of the herein described tract; thence south 73' to a point in the rear line of Lot No. 39, the southwest corner of Beck and the southeast corner of the herein described tract; said point being in the northerly line of Mark C. Mainord (Instrument No. 20050128-0010491, R.O.D.C., TN, Lot No. 45, Burchwood Place Extended, Book 161, page 101, R.O.D.C., TN); thence with the northerly line of Mainord and John R. Hester (Book 9864, page 712, R.O.D.C., TN, Lot No. 46 and Lot No. 47, Burchwood Place Extended) west 105' to the point of beginning.

Being the same property conveyed to Gary C. Baker, unmarried by deed from Mostafa Zandieh a 1/2 interest and Anthoney Ali Zandieh a 1/2 interest of record in Document Number 20161122-0123122, Register's Office for Davidson County, Tennessee. (Tracts 1 & 2)

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is property known as: **1016 East Trinity Lane; 0 Burchwood Avenue , Nashville, Tennessee 37216**.

Witness my/our hand(s) this the 21 day of February, 2023.

Gary C. Baker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GARY C. BAKER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of February, 2023.

Notary Public
My Commission Expires: 11-3-25
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212