# QUITCLAIM DEED

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

20230222-0012434

J-CB-17-1024-H

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 Chad Baker, Unmarried** | **New Owner** | |
| (NAME) | (NAME) | |
| **P.O. Box 60824,** | | **07205013000**<br>**07205013100**<br>**07205013200** |
| (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 CHAD BAKER, UNMARRIED,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **GARY CHAD 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 I**

**1026 East Trinity Lane, Nashville, Tennessee 37216**

Land in Davidson County, Tennessee, being Lot No. 35 in the Plan of E.T. Brown's Subdivision of the J.B. King Land, as of record in Plat Book 332, Page 69, Register's Office for said County.

Said Lot No. 35 fronts 50 feet on the south side of Trinity Road or Lane and runs back between lines 447.4 feet on the east side line and 437.5 feet on the west line to a dead line, and shows 51 feet on said dead line.

Being part of the same property conveyed to Gary Chad Baker an unmarried man, by Quitclaim Deed from Mary Frances Rudy, a married woman, recorded in Instrument No. 20210616-0081574, Register's Office for Davidson County, Tennessee.

**Tract II**

**1024 East Trinity Lane, Nashville, Tennessee 37216**

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of E.T. Brown's Subdivision of the J.B. King Land, as of record in Plat Book 332, Page 69, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Gary Chad Baker, Unmarried by Quitclaim Deed from Robert M. McMahan, recorded in Instrument No. 20180125-0007904, Register's Office for Davidson County, Tennessee.

**Tract III**

**1028 East Trinity Lane, Nashville, Tennessee 37216**

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of E.T. Brown's Subdivision of the J.B. King

Land, as of record in Plat Book 332, Page 69, Register's Office for said County.

Said Lot No. 34 fronts 50 feet on the southerly side of Trinity Lane, as widened, and runs back 442.4 feet, more or less, on the westerly line and 457.3 feet, more or less, on the easterly line to the north line of Burchwood Place, according to plan of record in Book 547, Page 183, said Register's Office, measuring 51 feet thereon.

Included in the Foregoing, but Expressly excluded from this conveyance is that portion previously conveyed in Book 3186, Page 49, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Gary Chad Baker an unmarried man, by Quitclaim Deed from Mary Frances Rudy, a married woman, recorded in Instrument No. 20210616-0081574, Register's Office for Davidson County, Tennessee.

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: **1026, 1024 and 1028 East Trinity Lane, Nashville, Tennessee 37216**.

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

Gary Chad Baker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,GARY CHAD 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 21, 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