QUITCLAIM DEED

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

20230222-0012435

J-JG-15-1042

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: 1-3-25

(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)	**083-01-0-153.00**
P.O. Box 60824		**083-01-0-154.00**
(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 1:
1042 Sharpe Ave., Nashville, TN 37206

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Mrs. Bessie Tucker's Subdivision of Lots Nos. 6, 7 and 8 in Hyronemus' Addition to Nashville of record in Plat Book 332, Page 95, 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 Gary Chad Baker, unmarried by deed from Mary Frances Rudy, married of record in Document Number 20220407-0040640, Register's Office for Davidson County, Tennessee.

Tract 2:
1044 Sharpe Ave., Nashville, TN 37206

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Mrs. Bessie Tucker's Subdivision of Lot Nos. 6, 7 and 8 in Hyronemus' Addition to Nashville, of record in Plat Book 332, Page 95, 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 Mary Frances Rudy, married, recorded June 11, 2021 in Instrument No. 20210611-0078978, 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: **1042 & 1044 Sharpe Avenue , Nashville, Tennessee 37206**.

Witness my/our hand(s) this the 21st 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 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