Karen Johnson Davidson County
Batch# 983372 DEEDQC
03/22/2023 11:22:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230322-0020752

Name and Address of New Owner:
Thomas Karl Baker and Marion Leigh Baker
6811 Fleetwood Drive
Nashville, TN 37205

Send Tax Bills To:
New Owners

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 1027A4800

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Mark L. Hooper, Kathy Hooper Baker and Scott A. Hooper heirs to the Estate of Glenna R. Hooper,** "the Grantors," convey and quitclaim unto **Thomas Karl Baker and Marion Leigh Baker,** "the Grantees," the following described real estate in Davidson County, Tennessee:

BEING a certain condominium apartment situated in Davidson County, Tennessee, and further known as Unit No. H-4 of West Meade Condominium N/K/A Avenue Nashville West, Inc., a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for West Meade Condominium N/K/A Avenue Nashville West, Inc., of record in Book 5923, Page 704; and as amended in Book 6277, Page 653; in Book 7333, Page 415; in Book 7333, Page 418; in Instrument No. 20120724-0065040 (changing the name); and Scriveners. Affidavit in Instrument No. 2012-0817-0074026, Register's Office for Davidson County, Tennessee; including without limitation; those By-Laws appended thereto, of record in Book 5923, Page 740, said in Register's Office; together with an undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of West Meade Condominium N/K/A Avenue Nashville West, Inc., for placement of Units. of record in Book 5200, Page 430, said Register's Office, for more complete identification and description of such Unit.

Being the same property conveyed to Glenna Hooper EAT for 1701 Glen Echo 1031 Exchange by Warranty Deed from Josh Morgan, unmarried, dated 6/24/2013 and filed of record in Instrument No. 20130715-0072608, in the Register's Office for Davidson County, Tennessee. Glenna Hooper, EAT (Exchange Accomodation Titleholder) for 1701 Glen Echo was acting on behalf of Ruth Baker pursuant agreement between the parties. 1701 Glen Echo 1031 Exchange was never legally established. Glenna Hooper died on September 1, 2017. Mark L. Hooper, Kathy Hooper Baker and Scott A. Hooper are her heirs as law pursuant to The Last Will and Testament of Glenna Hooper filed of record in the Seventh Circuit Court for Davison County, Tennessee Probate No. 17P-1755. Ruth Baker died on March 13, 2022 leaving Thomas Karl Baker and Marion Leigh Baker her sole heirs.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements: (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-taws; and (f) all applicable government and zoning regulations.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 17 day of March 2022 2023

Mark L. Hooper

Kathy Hooper Baker

Scott A. Hooper

STATE OF TENNESSEE
COUNTY OF Davidson

On this 21 day of March, 2022, before me personally appeared Mark L. Hooper, 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's (or persons') free act and deed.

Witness my hand, at office, 21st day of March, 2022 2023 T.W.

Notary Signature
My commission expires: 3-6-2024

STATE OF TENNESSEE
COUNTY OF Davidson

On this 20 day of MAR, 2022 23 T.W., before me personally appeared Kathy Hooper Baker, 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's (or persons') free act and deed.

Witness my hand, at office, 20 day of MAR, 2022 23 T.W.

Notary Signature
My commission expires: 3-6-2024

STATE OF OREGON
COUNTY OF Polk

On this 17 day of March, 2022 2023, before me personally appeared Scott A. Hooper, 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's (or persons') free act and deed.

Witness my hand, at office, 17 day of March, 2022 2023

Notary Signature
My commission expires:

OFFICIAL STAMP
TRACI LYNNE WESTON
NOTARY PUBLIC - OREGON
COMMISSION NO. 998607
MY COMMISSION EXPIRES APRIL 09, 2024

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ -0-, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 17th day of March, 2022.

Notary Signature
My commission expires: 3/22/24

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

Tennessee Certification of Electronic Document

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or 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 3/17/23 (date of document).

Affiant Signature

3/22/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22nd day of March, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

