Karen Johnson Davidson County
Batch# 990495 DEEDQC
04/11/2023 10:53:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230411-0026318

This instrument was prepared by:
Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $-0- (zero dollars).

Affiant

Subscribed and sworn to before me on this 10th day of April 2023.

Notary Public
Commission Expires: 11.3.2025

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

Address New Owner:	**Send Tax Bills To:**	**Map-Parcel Numbers:**
Thomas Karl Baker Marion Leigh Baker 6811 Fleetwood Drive Nashville, TN 37205	New Owner	11502000100 090110A01100

EXECUTOR'S DEED

KNOW ALL MEN BY THESE PRESENTS that **Thomas Karl Baker, Personal Representative of the Estate of Ruth Claire Baker,** for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, to complete the distribution and closing of the Estate of Ruth Claire Baker, having been duly admitted to probate in Davidson County, Tennessee, Case No. 23P48, hereby conveys, remises, releases and forever quitclaims unto **Thomas Karl Baker and Marion Leigh Baker**, their heirs and assigns, all the estate's right, title and interest in and to the following real property and improvements located in Davidson County, Tennessee, the legal description of which is:

Tract I:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Brook Meade Addition, Section 1 of record in Plat Book 2663, Page 53, 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 Ruth S. Baker by Warranty Deed from Ronald P. Kimery and wife, Donna D. Kimery dated November 20, 2014, and filed of record in Instrument No. 20141124-0107791, in the Register's Office for Davidson County, Tennessee. Ruth S. Baker died on March 13, 2022.

This is IMPROVED property known as 1016 Downey Drive, Nashville, TN 37205.

Tract II:

Land being located in Davidson County, Tennessee, being Unit No. A-11, together with the appurtenant interest in the common elements of Rock Harbor Condominium, a horizontal property regime established by Master Deed, of record in Book 6153, Page 421, amended in Book 6162, Page 251, Book 6896, Page 661, Book 7369, Page 206, Instrument No. 20060712-0083758, and in Instrument No. 20100121-0005427, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C-1" to the aforementioned Master Deed.

Being the same property conveyed to Ruth S. Baker by Warranty Deed from Diondria Sparks and husband, Ernest W. Lipford dated November 10, 2014 and filed of record in Instrument No. 20141112-0104321, in the Register's Office for Davidson County, Tennessee. Ruth S. Baker died on March 13, 2022.

This is IMPROVED property known as 515 Basswood Drive, Unit A-11, Nashville, TN 37209

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 31st day of March, 2023.

Estate of Ruth Claire Baker

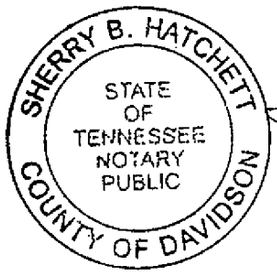
Thomas Karl Baker

Thomas Karl Baker, Personal Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Thomas Karl Baker Personal Representative of the Estate of Ruth Claire Baker, Probate Case No. 23P48 in the Probate Court for Davidson County, Tennessee, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes contained therein.

Witness my hand, at office, this 31st day of March, 2023.



Sherry B Hatchett

Notary Public
My Commission Expires: 3/6/2024

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 3.31.2023 (date of document).

Affiant Signature

3.31.23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 31 day of March, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

