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

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

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 6th day of April 2023.

Notary Public
Commission Expires: 11.3.2025

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

Send Tax Bills To:
New Owner

Map-Parcel Numbers:
11612004200

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:

Land in Davidson County, Tennessee, being Lot No. 14 of Block "C" on the Plan of Woodmont Lane Homesites, of record in Book 1130, page 12, the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 14 fronts 75 feet on the southerly side of Woodmont Lane and extends back 199.3 feet on the esterly line and 206.5 feet on the westerly line to a dead line, measuring 80 feet thereon.

Being the same property conveyed to C. Thomas Baker, Jr. and wife, Ruth Claire Baker by Warranty Deed from Old Hickory Construction Company, Inc., a Tennessee corporation dated March 9, 1956, and filed of record in Book 2496, page 413, in the Register's Office for Davidson County, Tennessee. C. Thomas Baker, Jr. died on November 14, 2004 leaving Ruth Claire Baker the surviving tenant by the entirety. Ruth Claire Baker died on March 13, 2022.

This is IMPROVED property known as 3804 Woodmont Lane, Nashville, TN 37215.

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

Karen Johnson Davidson County
Batch# 990499 DEEDQC
04/11/2023 10:56:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230411-0026327

WITNESS my hand this 6th day of April, 2023.

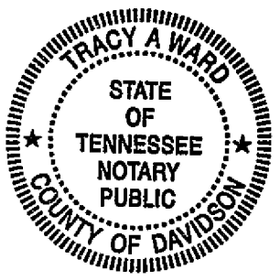
Estate of Ruth Claire Baker

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 6th day of April, 2023.



Notary Public
My Commission Expires:

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 4.6.2023 (date of document).

Affiant Signature

4.6.23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6 day of April, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

