Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
William Colbert Baker and Claire Sullivan Baker, Co-Trustees 129 Lincoln Court Nashville, TN 37205	**130 01 0 070.00**	**SAME**

This instrument prepared by: Carter Shelton Jone
2021 Richard Jones Road, Suite 240, Nashville, TN

Karen Johnson Davidson County
Batch# 998308 **DEEDQC**
05/01/2023 02 37 55 PM 3 pgs
Fees $17 00 Taxes $0 00

20230501-0032139

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Claire Sullivan Baker and William C. Baker, a married couple, as tenants by the entirety** (the "Grantors"), by these present hereby transfer, assign, and quitclaim to **William Colbert Baker and Claire Sullivan Baker, Co-Trustees of the Baker Family Revocable Trust dated April 25, 2023** (the "Grantees"), Grantees' successors and assigns, all of Grantors' right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property")

This is improved property known as **129 Lincoln Court, Nashville, TN 37205.**

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-

Affiant

Subscribed and sworn to before me this 25th day of April, 2023

WARNER JONES
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission Expires 3/6/24

Grantors and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds, that no request was made that Warner Jones or Carter Shelton Jones, PLC perform a title examination; and that neither Warner Jones nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information

Tennessee Code Annotated § 35-15-510 shall apply to the Property and/or the proceeds (as that term is defined in such section) from the Property

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 25th day of April, 2023

Claire Sullivan Baker
CLAIRE SULLIVAN BAKER

William C. Baker
WILLIAM C. BAKER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Claire Sullivan Baker and William C. Baker**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 25th day of April, 2023

Notary Public

My Commission Expires:
3/16/24

WARNER JONES
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT A

(Legal Description of the Property)

Land in Davidson county, Tennessee, being Lot Nos. 12 and 13, Block 3, on the Plan of The Courts of Belle Meade of record in Book 547, page 141, Register's Office for said County, to which Plan reference is made for a more complete description.

BEING the same property conveyed to Claire Sullivan Baker and William C Baker, a married couple (as tenants by the entirety) from Claire Sullivan Baker, formerly known as Claire S. Hagler, and William C. Baker, by warranty deed filed for record on April 29, 2021, Instrument Number 20210429-0057781, as of record in the Register's Office for Davidson County, Tennessee.