Karen Johnson Davidson County
Batch# 1008048 DEEDQC
05/26/2023 09 47 16 AM 2 pgs
Fees $12 00 Taxes· $0 00
20230526-0039825

Prepared by and Returnable to (After Recordation):
Ashworth Law Firm, PLLC
237 2nd Avenue South
Franklin, Tennessee 37064

QUITCLAIM DEED

Address of New Owner	Send Tax Bill To:	Map & Parcel No.:
Hidden Dunes, GP P.O. Box 943 Brentwood, TN 37024-0943	New Owner	135-16-0-041.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, **WILLIAM L. BAUGHER, JR., MARRIED,** hereinafter called **"GRANTOR,"** hereby quitclaims and conveys unto, **HIDDEN DUNES, GP, a Tennessee general partnership,** hereinafter called **"GRANTEE,"** all the right, title and interest Grantor may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 573 on the Plan of Re-Subdivision of Lots 573 and 574, Section 13, Edge-O-Lake Estates, as of record in Book 4060, Page 140, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William L. Baugher, Jr. by Warranty Deed from Robert D. Hester, married man, of record as Instrument No. 20200225-0020610, Register's Office for Davidson County, Tennessee, dated February 24, 2020, recorded February 25, 2020.

Grantor warrants that this property is not the marital residence of Grantor or the Grantor's spouse and is not subject to any marital interests therein.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property known as 2625 Timberland Drive, Nashville, TN 37217. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The legal description is drawn from the prior deed of record as reflected in the deed of conveyance to the Grantor. No title search was requested or conducted. Grantor and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description. This deed was prepared based upon the request and instructions of the Grantor and no legal or tax advice was given by the preparer.

[Signatures on following page.]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 23rd day of May, 2023.

Grantor:

William L. Baugher, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **William L. Baugher, Jr.**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of May, 2023.

Notary Public

My commission expires: My Commission Expires January 17, 2027

ROBERT ASHWORTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00.

AFFIANT

Sworn to and subscribed before me, this 23rd day of May, 2023.

Notary Public

My Commission Expires: January 20, 2025

REBEKAH JOLLEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES JANUARY 20, 2025