Karen Johnson Davidson County
Batch# 1008048 DEEDQC
05/26/2023 09 47 16 AM 2 pgs
Fees. $12 00 Taxes. $0 00
20230526-0039827

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	146-04-0-034.00

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., and wife, ANNA BAUGHER,** hereinafter collectively called **"GRANTOR,"** hereby quitclaims and conveys unto **HIDDEN DUNES, GP, a Tennessee general partnership**, hereinafter called **"GRANTEE,"** all the right, title and interest Grantors 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. 704 on the Plan of Caldwell Hall, Section Ten, of record in Plat Book 3106, Page 79, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot 704 fronts 84 feet on the south side of Harding Place, and extends back 152.3 feet on the west line and 149.86 feet on the east line, to a dead line in the rear on which it measures 92.4 feet.

Included in the above described property but excluded is the property conveyed to the State of Tennessee by deed from William Dudley Borders for the Estate of Eugenia Robertson Sims of record in Book 10399, page 618, Register's Office for Davidson County, Tennessee, to which deed reference is hereby made for a more complete description of the excluded property. Being the same property conveyed to William L. Baugher, Jr. and wife, Anna Baugher by Warranty Deed from William L. Baugher, married, of record as Instrument No. 20130509-0046974, Register's Office for Davidson County, Tennessee, dated May 7, 2013, recorded May 9, 2013.

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

This is improved property known as 715 Harding Place, Nashville, TN 37211. 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.

Grantor:

Anna Baugher

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. and Anna Baugher**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons 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