Karen Johnson Davidson County
Batch# 1010424 DEEDQC
06/02/2023 09 23 04 AM 2 pgs
Fees. $12 00 Taxes $0 00
20230602-0041702

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:

MUSIC CITY ESTATE LAW
1650 MURFREESBORO ROAD
SUITE 130
FRANKLIN, TN 37067
(615) 628-7775

MADELYN STAMPLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESS

COUNTY OF DAVID

The actual consideration for this transfer is $10.00.
This is a transfer to a revocable trust.

Affiant

Subscribed and sworn to before me, this 24th day of May 2023.

Madelyn Stampley
Notary public

My commission Expires: 10/26/2026

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
Baumanator Trust 2704 Fortland Drive Nashville, TN 37206	Baumanator Trust 2704 Fortland Drive Nashville, TN 37206	083-16-0-017.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Frank Kelly Bauman, an unmarried person, does hereby quitclaim, transfer and convey unto Frank Kelly Bauman, as Trustee of the Baumanator Trust dated May 24, 2023, all of his right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 269 on the Plan of Section Three, Fortland Park, of record in Plat Book 2900, Page 61, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Frank Kelly Bauman, an unmarried person, from Kevin Barnett and Sierra Barnett, husband and wife, by Warranty Deed dated February 17, 2021, and recorded on February 24, 2021, as Document No. 20210224-0023264, Register's Office for Davidson County, Tennessee.

Whatever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Property Address: 2704 Fortland Drive, Nashville, Tennessee 37206

Witness my hand this 24th day of May 2023.

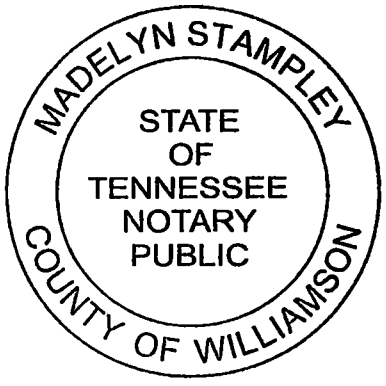
Frank Kelly Bauman, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Personally appeared before me, Madelyn Stampley, Notary Public, Frank Kelly Bauman, Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this day, May 24, 2023.

[Seal]



Madelyn Stampley, Notary Public
My commission expires: October 26, 2026