Karen Johnson Davidson County
Batch# 1031219 DEEDQC
07/26/2023 03:52:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230726-0057796

This Instrument
Prepared By:

HHHL, PLLC
1104 Fatherland Street
Nashville, TN 37206
(615) 712-6391

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gregory Baker, married,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer all of his interest and convey unto **Gregory Baker, married, Nicole Fischer, married and Elizabeth Baker, married,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Sharpe and Horns 1st Addition to North East Nashville of record in Plat Book 57, Page 152, in the Register's Office for Davidson County, Tennessee, described as follows:

Said Lot fronts 50 feet on the Easterly side of Stainback Avenue and runs back between parallel lines 153 feet to an alley.

Being the same property conveyed to Gregory Baker, married, by Warranty deed from Justin Herrera, unmarried, of record in Instrument No. 20230601-0041540 Register's Office for Davidson County, Tennessee

Being also known as 1215 Stainback Avenue Nashville, TN 37207.

IN WITNESS WHEREOF, I have hereunto set out my hand on this 22 day of June, 2023.

Gregory Baker

STATE OF GA)
COUNTY OF Douglas .)

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Gregory Baker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument.

Witness my hand and seal this 22 day of June, 2023.

Notary Public

My Commission Expires: Sept 24, 2023

AFFIDAVIT OF CONSIDERATION

Name and Address of Property Owner:	Person or Entity Responsible For Payment of Property Taxes:	Map & Parcel Number of Property Transferred:
Gregory Baker, Elizabeth Baker, and Nicole Fischer 1215 Stainback Ave. Nashville, TN 37207	Same	Davidson County: 071-15-0-450.00

STATE OF GA)
COUNTY OF Douglas)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is Ten Dollars ($10.00), which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed before me 2nd day of June, 2023.

Notary Public

My Commission Expires:

Sept 24, 2023

Return to:
HHHL, PLLC
1104 Fatherland St.
Nashville, TN 37206

Certificate of Authenticity

I, Leslie G. Hayes, 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 6/22/2023.

Date

Affiant Signature

7/26/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 26th day of July, 2023.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

My Commission Expires: _____
Date

Notary's Seal (if on paper)