Karen Johnson Davidson County
Batch# 1043533 DEEDQC
08/28/2023 02:18:38 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230828-0067257

# QUITCLAIM DEED

| THIS INSTRUMENT PREPARED BY<br>The Higgins Firm, 525 4th Avenue South, Nashville, TN 37210 (615) 353-0930 | | |
|---|---|---|
| **ADDRESS OF NEW OWNER AS FOLLOWS:**<br><br>**Bobby Baker, Sr., Trustee**<br>**214 54th Ave. North**<br>**Nashville, TN 37209** | **SEND TAX BILLS TO:**<br><br>**SAME** | **MAP-PARCEL NUMBERS:**<br><br>**103 03 0 036.00** |

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEE and other good and valuable consideration, the receipt of which is acknowledged,

**Bobby Eugene Baker,**

HEREINAFTER called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto

**Bobby E. Baker, Sr., Trustee of the Bobby Baker, Sr. Revocable Living Trust dated August 22, 2023**

HEREINAFTER called the GRANTEE, his heirs and assigns, all right, title, and interest to a certain tract or parcel of land in **Davidson County**, State of Tennessee, described as follows, to-wit:

Being the Southerly one-half lot of Lot No. 8 in the subdivision of Lots No. 21 and 22, in the Realty Savings Bank & Trust Company's Revised Plan of the West Extension of the Charlotte Park Company's First Addition, a plan of which is of record in Book 421, Page 87, Register's Office for Davidson County, Tennessee and described according to a survey made by Hal R. Swann, Jr., Surveyor, dated December 21, 1968, as described in Book 5240, Page 267, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to Bobby Eugene Baker and wife, Margaret Lois Baker, to create Tenants By the Entirety by Quitclaim Deed from Bobby Eugene Baker and wife, Margaret Lois Rhea, then Baker, recorded in Book 5240, Page 267, in the Register's Office for Davidson County, Tennessee.

Margaret Lois Baker having predeceased her husband Bobby Eugene Baker.

Note: Bobby Eugene Baker, Grantor and Bobby Baker, Sr., Grantee, are one and the same person.

Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This is improved property known as **214 54th Ave. North, Nashville, TN 37209.**

**WITNESS MY HAND** this the 22nd day of August, 2023.

Bobby Eugene Baker

**Bobby Eugene Baker**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **Bobby Eugene Baker,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

**WITNESS MY HAND AND NOTARIAL SEAL** at office in the State and County aforesaid, this the 22nd day of August, 2023.

Kristen S Carroll
NOTARY PUBLIC
My Commission Expires: 07-07-2027




**AFFIDAVIT**

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $-0-.

AFFIANT

Sworn to and subscribed to before me this 22nd day of August, 2023.

Kristen S Carroll
NOTARY PUBLIC
My Commission Expires: 07-07-2027

