Karen Johnson Davidson County
Batch# 1060214 DEEDWARR
10/12/2023 03 47 49 PM 2 pgs
Fees $12 00 Taxes $0 00
20231012-0080138

Send Tax Bills to:	**This Instrument prepared by:**
Diane Saliba Ault 100 Lakeview Drive Summertown, TN 38483	David G. Mangum Attorney at Law 2303 8th Avenue South Nashville, TN 37204

Map/Group/Parcel: 097 08 0 041 00

QUITCLAIM DEED

For a consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, by these presents, quit-claims, grants and conveys unto Diane Saliba Ault, her heirs or assigns, all of the undersigned's interest in and to the following tract or parcel of land in Davidson County, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot 232 on the Plat of Revised Resubdivision of Lots 231 and 232 Lake Park, Section 6, of record in Book 5190, Page 2, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said Lot No. 232 fronts 47.71 feet on the westerly margin of Canberra Court and extends back 165.64 feet on the northeasterly line and 135 0 on the southerly line to a broken line in the rear, measuring 188.50 feet thereon.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

DEED REFERENCE.
Being the same property conveyed to Ronald Lee Ault and wife, Dian Saliba Ault, by deed from Crievewood Baptist Church, Inc. of record as Instrument No: 200301030000983, Register's Office of Davidson County, Tennessee. Also see Quitclaim Deed from Ronald Lee Ault to Diane Saliba Ault dated October 30, 2007, of record in Instrument No.: 20071107-0131636, Register's Office of Davidson County, Tennessee.

Also being the same property conveyed to Lisa Lee Baker by Warranty Deed dated May 23, 2023, from Diane Saliba Ault of record in Instrument No.: 20230524-0039041, Register's Office of Davidson County, Tennessee

Subject to any and all existing ROW, easements, setback lines and restrictive covenants of record in said Register's Office.

TAX MAP-PARCEL NO 097 08 0 041.00
PROPERTY ADDRESS 309 Canberra Court, Hermitage, TN 37076

Witness my hand the 12 day of October, 2023

Lisa Lee Baker

Lisa Lee Baker
Signature

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named grantor, **Lisa Lee Baker**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained

WITNESS my hand and official seal on this 12th day of October 2023.

Notary Public

My Commission Expires: 09.07.2026

STEPHEN DRUMMOND NOTARY PUBLIC TENNESSEE My Comm Exp. September 07, 2026 COUNTY OF DAVIDSON

CERTIFICATE OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ -0-.

Affiant

Subscribed and sworn to before me this the 12TH day of OCTOBER, 2023

Notary Public

My Commission Expires 7/7/27

DGM File# 76093

HARLAN HOWARD JR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY