This Instrument Prepared By and
When Recorded Please Return to:

John C. Bobbitt
101 Springhouse Ct., Suite 202
Hendersonville, TN 37075

Karen Johnson Davidson County
Batch# 1098780 DEEDQC
02/07/2024 01:00:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240207-0008680

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map & Parcel:
Robert J. Baldes, Jr. & Valerie A. Baldes 8442 McCrory Lane Nashville, TN 37221	NEW OWNER	141-00-0-026

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Western Property Group, LLC, an Arizona LLC** "the Grantor," conveys and quitclaims unto **Robert J. Baldes, Jr. and Valerie A. Baldes, husband and wife** "the Grantees," all of Grantor's interest in the following described real estate in Davidson County, Tennessee:

Tract 3 (Map/Parcel 141-00-0-026.00):

A tract of land in the Ninth Civil District of Davidson County, Tennessee, described as follows:

Beginning on the northeasterly margin of the New McCrory Road, formerly Beech Creek Road, at a point south 40 deg. East 12 poles, south 54 deg. East 31-3/5 poles, south 57 deg. East 54 poles, south 3 deg. West 14-2/5 poles, south 85 deg. East 25-1/2 poles, south 30 deg. East 49 poles, and south 48-3/4 poles, East 7 poles from the northeast corner of the property conveyed to Roger N. Hutton by deed from W.D. Hutton, et al, Executors, of record in Book 962, Page 454, Register's Office for said County, said beginning point being at the intersection of the center line of the old road and the northeasterly margin of the new road; thence with the northeasterly margin of said new road southeastwardly 364 feet to a turn in said road; thence with said road westwardly 20 feet to the northeasterly margin of said new road, continuing with the northeasterly margin of said new road southeastwardly 178 feet to the center of said old road; thence with the center of said old road in a northeasterly, northerly, and northwesterly direction 725 feet to the beginning, containing 1.05 acres, more or less.

Being the same property conveyed by Quitclaim Deed from Estate of Clara Faye Talbert Brown, Susie Brown Adkerson, Trustee of the Clara Faye Talbert Brown Testamentary Trust, and Susie Brown Adkerson, Philip L. Brown, III, Abbie Faye Adkerson, Zacarey John Adkerson, Ashley Renee Brown, Megan Nechole Brown and John Scott Philip Brown, Individually as Beneficiaries of the Estate of Clara Faye Talbert Brown to Western Property Group, LLC, an Arizona LLC, on January 26, 2022, and recorded on September 21, 2022, in Instrument No. 20220921-0104956 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of

record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantees herein.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 1 day of FEBRUARY, 2024.

Western Property Group, LLC, an Arizona, LLC

Scott Haberman (SEAL)
By: Scott Haberman
Its: _____

Carol Haberman (SEAL)
By: Carol Haberman
Its: _____

STATE OF ~~TENNESSEE~~ AZ mm)
)
COUNTY OF Maricopa)

Before me, a Notary Public, of the state and county aforesaid, personally appeared **Scott Haberman and Carol Haberman**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged themselves to be the _____ of **Western Property, Group, LLC, an Arizona, LLC** the within named bargainor, and that they in their capacity as _____, be so authorized to do, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 1 day of February, 2024.

_____
Notary Public Matt Miller
My commission expires: 4.5.27

STATE OF ~~TENNESSEE~~ AZ mm
COUNTY OF Maricopa

The actual consideration or value whichever is greater, for this transfer is **$0.00**.

Scott B. Haberman
(Affiant)

_____
Notary Public

MATT MILLER
Notary Public - Arizona
Maricopa County
Commission # 644800
My Comm. Expires Apr 5, 2027

My commission expires: 4.5.27

ALL-PURPOSE ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF Arizona)SS

COUNTY OF Maricopa)SS

On February 1, 2024 before me, Matt Miller, Notary Public, personally appeared Scott Haberman and Carol Haberman---------- who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) **is/are** subscribed to the within instrument and acknowledged to me that ~~**he/she/they**~~ executed the same in ~~**his/her/their**~~ authorized capacity(ies), and that by ~~**his/her/their**~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Arizona that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

MATT MILLER
Notary Public - Arizona
Maricopa County
Commission # 644800
My Comm. Expires Apr 5, 2027

Signature _____
Notary Public matt miller

This area for official notarial seal.

OPTIONAL SECTION
CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the documents.

☐ INDIVIDUAL ☐ PARTNER(S) ☐ LIMITED ☐ GENERAL ☐ CORPORATE OFFICER(S) TITLE(S)
☐ ATTORNEY-IN-FACT ☐ TRUSTEE(S) ☐ OTHER

SIGNER IS REPRESENTING:

_____ Name of Person or Entity

_____ Name of Person or Entity

OPTIONAL SECTION

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.
THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW

TITLE OR TYPE OF DOCUMENT: Quitclaim Deed

NUMBER OF PAGES _____ DATE OF DOCUMENT _____

SIGNER(S) OTHER THAN NAMED ABOVE _____

Advantage Doc Signing 2015

Certificate of Authenticity

I, Joshua A. Terry, 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 2/1/24.

Affiant Signature – Joshua A. Terry

2/5/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2/5/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27