QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE GRANTORS WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS.

Madisun Silva STATE OF TENNESSEE NOTARY PUBLIC County of Sumner

STATE OF TENNESSEE

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0 .

Dana Warsop
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF Feb, 2024.

Madisun Silva
Notary Public

COMMISSION EXPIRES: 06-16-26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
FOUNDATION TITLE AND ESCROW SERIES, LLC
190D Saundersville Drive, Suite 3002, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
		043 01 0 149.00
(Name) **Brian Baker**	**Brian Baker**	
(Address) **3015 Burts Crossing, Springfield, TN 37172**	**3015 Burts Crossing, Springfield, TN 37172**	

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, **Jeremy Baker, an unmarried man** hereinafter referred to as Grantor, hereby quitclaims to **Brian Baker,** his heirs and assigns forever, all of his right, title and interest in the following described real estate, situated and lying in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Oakwood Subdivision of record in Book 5210, Page 149, said Register's Office.

Said Lot No. 2 fronts 90.0 feet on the northerly side of Sylvia Drive and runs back 100.97 feet on the westerly line and 100.97 feet on the easterly line to a line in the rear which measures 90.0 feet thereon.

Being the same property conveyed to Patricia G. Cordell, unmarried by Warranty Deed from George W. Jones, Jr. and wife, Margaret E. Jones dated March 31, 1981 and recorded on April 2, 1981 in Book 5728, Page 521, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch # 1099947 DEEDQC
02/12/2024 08:15:47 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240212-0009405

Further being the same property conveyed to Jeremy Baker by Warranty Deed from Patricia G. Cordell, now Geasley, unmarried dated June 12, 2023 and recorded on June 14, 2023 in Instrument No. 20230614-0045390, Register's Office for Davidson County, Tennessee.

This is Improved Property commonly known as: 1217 Sylvia Drive, Madison, TN 37115

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

IN WITNESS WHEREOF, Jeremy Baker has hereunto set his signature, on this, the 2nd day of February, 2024.

Jeremy Baker

STATE OF TENNESSEE

COUNTY OF Sumner,

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jeremy Baker**, the Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing Quitclaim Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 2nd day of February, 2024.

Madisun Silva
NOTARY PUBLIC

My commission expires:
06-16-26

Madisun Silva
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner