RECORDING INFORMATION	STATE OF TENNESSEE) COUNTY OF ROBERTSON) The actual consideration for this transfer is $0.00. Eric Baker Affiant Sworn to and subscribed before me this 15th day of February, 2024. Notary Public My Commission Expires: 02/26/2024 LISA G. RODGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY (SEAL)
Karen Johnson Davidson County Batch# 1101423 DEEDQC 02/15/2024 11:47:30 AM 3 pgs Fees: $17.00 Taxes: $0.00 20240215-0010560	
PREPARED BY AND RETURN TO: Valerie Webb & Associates PLLC 3037 Highway 31W, P.O. Box 887 White House, TN 37188	

DISCLAIMER: This instrument was prepared without the benefit of a title search and/or title examination, and the preparer assumes no responsibility for (i) the accuracy of the information contained herein or provided by the parties hereto or (ii) for any consequences or effects of this conveyance, including but not limited to the triggering of any "due-on-sale" clause or the violation of any covenant or obligation of any party hereto. The preparer has not provided any tax advice, including, but not limited to, income or gift tax advice, to any party hereto regarding this conveyance, and the preparer has not filed and will not file any tax returns regarding the same. The preparer has not conducted a closing or settlement in relation to this conveyance, nor has the preparer held or disbursed any earnest money or purchase funds in relation to the same.

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Narketta N. Patterson and Eric Demond Baker 1645 Comanche Run Madison, TN 37115	New Owners	053 14 0A 019.00

This Indenture is made and effective on the 15th day of February, 2024 (the "***Effective Date***"), by and between:

NARKETTA N. PATTERSON, A SINGLE PERSON("***Grantor***") and;

NARKETTA N. PATTERSON, A SINGLE PERSON, AND ERIC DEMOND BAKER, A SINGLE PERSON, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP("***Grantee***").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, conveys and quit claims to Grantee all of Grantor's interest in the following described real estate, situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 19 on the Final Plat of The Woods of Neeleys Bend, Phase 1, as of record in Book 9700, Page 928, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Narketta N. Patterson, a single person, by Warranty Deed from Sandra L. Baumeyer, a widow, of record as Instrument No.

20150625-0061144, Register's Office for Davidson County, Tennessee, dated 06/01/2015 and recorded on 06/25/2015.

This is improved property known as 1645 Comanche Run, Madison, TN 37115.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed or has caused the same to be executed as of the Effective Date.

GRANTOR:

Narketta N. Patterson

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned Notary Public for the aforesaid State and County, **NARKETTA N. PATTERSON**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of February, 2024.

Notary Public

My Commission Expires: 2/26/2024

LISA G. HODGES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

TRUE COPY CERTIFICATION

I, LISA HODGES, 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 February 15, 2024 (date of document).

Affiant Signature

Date: 02/15/2024

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Sworn to and subscribed before me this 2/15/2024.

Notary Public

My Commission Expires: _____

PATTI ROBITAILLE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 03-03-2027