AFTER RECORDING RETURN TO:
Townsgate Closing Services
420 Rouser Road
Bldg. 3, Fl 5
Moon Township, PA 15108
File No. 152565

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Karen Johnson Davidson County
Batch# 1101753 DEEDQC
02/16/2024 09:00:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240216-0010756

Tax ID No.: 060-01-0-055-00

QUITCLAIM DEED

THIS DEED made and entered into on this 9th day of February 2024, by and between **Elizabeth Joy Jones, a single person,** residing at 459 Ewing Drive, Nashville, TN 37207, hereinafter referred to as Grantor(s) and **Elizabeth Joy Jones, a single person, and Leslie Baker, a single person, as joint tenants with right of survivorship, and not as tenants in common,** residing at 459 Ewing Drive, Nashville, TN 37207, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 459 Ewing Drive, Nashville, TN 37207

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Elizabeth Joy Jones

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Elizabeth Joy Jones, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Tennessee, this 9th day of February, 2024.

Vanessa Cortner
Notary Public

My Commission expires: 05-07-2024

VANESSA CORTNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A
LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of DAVIDSON, State of TN, and is described as follows:

Being Lot No. 11 on the Plan of Aldrich Heights, Section II, of record in Book 2133, Page 128, register's office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property as conveyed from Joyce A. Pauly to Elizabeth Joy Jones as set forth in Deed Instrument #20080924-0097326 dated 09/22/2008, recorded 09/24/2008, DAVIDSON County, TENNESSEE.

Tax ID Number: 060-01-0-055-00

Property commonly known as: 459 Ewing Drive, Nashville, TN 37207