QUITCLAIM DEED

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

Karen Johnson
Batch # 1107799
03/06/2024 02:20:31 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240306-0015645

STATE OF TENNESSEE

COUNTY OF SUMNER

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF March, 2024.

Notary Public

COMMISSION EXPIRES: 3/2/2025

(AFFIX SEAL)

DANA MICHELLE WARSOP
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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) **Jeremy Baker**	**Jeremy Baker**	
(Address) **1217 Sylvia Drive, Madison, TN 37115**	**1217 Sylvia Drive, Madison, TN 37115**	

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, **Brian Baker, a married man** hereinafter referred to as Grantor, hereby quitclaims to **Jeremy Baker, an unmarried man** 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.

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.

Further being the same property conveyed to Brian Baker by Quitclaim Deed from Jeremy Baker, an unmarried man, dated February 2, 2024 and recorded on June 14, 2023 in Instrument No. 20240212-0009405, Register's Office for Davidson County, Tennessee.

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

*****Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.**

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

IN WITNESS WHEREOF, Brian Baker has hereunto set his signature, on this, the 6th day of March, 2024.

Brian 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 **Brian 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 6th day of March, 2024.

Dana Michelle Warsop
NOTARY PUBLIC

My commission expires: 3/2/2025

