Preparer: Tony Meeks
Plus.
Tax bills
218 Valeria St.
Nash, TN 37210

Karen Johnson
Batch # 1112715
03/19/2024 10:37:44 AM
Fees: $22.00 Taxes: $0.00

Davidson County
DEEDQC
4 pgs

20240319-0018850

Quitclaim Deed

RECORDING REQUESTED BY _____
AND WHEN RECORDED MAIL TO:
Tony Meeks, Grantee(s)
218 Valeria St
Nashville TN 37210
Consideration: $ No Consideration
Property Transfer Tax: $_____
Assessor's Parcel No.: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Tony Meeks, Affiant
Subscribed and sworn before me this the
18th Day of March, 2024.
D. Gilbert, Deputy Register

PREPARED BY: _____ certifies herein that he or she has prepared this Deed.

David Caruthers
Signature of Preparer

2/20/24
Date of Preparation

David Caruthers
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on Feb 20th 2024 in the County of Davidson, State of Tennessee
by Grantor(s), Aubrey Baker,
whose post office address is 218 Valeria st Nash. TN. 37210
to Grantee(s), Tony Meeks,
whose post office address is 218 Valeria St. Nashville TN. 37210

WITNESSETH, that the said Grantor(s), Aubrey Baker,
for good consideration and for the sum of Zero Dollars.
($ 0) paid by the said Grantee(s), the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title,

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of Tennessee and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

A C Baker
Signature of Grantor

Signature of Second Grantor (if applicable)

Audrey Baker
Print Name of Grantor

Print Name of Second Grantor (if applicable)

Signature of First Witness to Grantor(s)

Signature of Second Witness to Grantor(s)

Print Name of First Witness to Grantor(s)

Print Name of Second Witness to Grantor(s)

GRANTEE(S):

Signature of Grantee

Signature of Second Grantee (if applicable)

Tony Meeks
Print Name of Grantee

Print Name of Second Grantee (if applicable)

Signature of First Witness to Grantee(s)

Signature of Second Witness to Grantee(s)

Print Name of First Witness to Grantee(s)

Print Name of Second Witness to Grantee(s)

NOTARY ACKNOWLEDGMENT

State of Tennessee

County of Davidson

On Feb 20, 2024, before me, Mary Lee, a notary public in and for said state, personally appeared, Aubrey Baker Tony Meeks

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Mary Lee

Signature of Notary

Affiant Known _____ Produced ID ✓

Type of ID DL # 028241151

(Seal)

MARY LEE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
07/07/2025
COUNTY OF DAVIDSON

Exhibit "A"

0373823

IDENTIF. # REFERENCE

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

97 NOV 26 AM 8:55

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

Map 119-01-0 Parcel 401.00

MAIL ENV.

(Space Above This Line For Recording Data)

BOOK 10697 PG 755

DEED OF TRUST

846001-08-107737

[X] **IF BOX IS CHECKED, THIS DEED OF TRUST IS OPEN-END AND SECURES FUTURE ADVANCES.**

THIS DEED OF TRUST is made this 11TH day of NOVEMBER, 19 97, among the Grantor, AUBREY CLARK BAKER AND WAYMAN LEE BAKER

(herein "Borrower"), CHASE WOODY MCMINN COUNTY, TN
(herein "Trustee") and the Beneficiary, HOUSEHOLD FINANCIAL CENTER INC.
a corporation organized and existing under the law of TENNESSEE whose address is 2021 N GALLATIN ROAD, SUITE 228, MADISON, TN 37115
(herein "Lender").

The following paragraph preceded by a checked box is applicable.

[ ] WHEREAS, Borrower is indebted to Lender in the principal sum of $ _____ evidenced by Borrower's Loan Agreement dated _____ and any extensions or renewals thereof including those pursuant to any Renegotiable Rate Agreement (herein "Note"), providing for monthly installments of principal and interest, including any adjustments to the amount of payments or the contract rate if that rate is variable, with the balance of the indebtedness, if not sooner paid, due and payable on _____;

[X] WHEREAS, Borrower is indebted to Lender in the principal sum of $ 6,000.00, or so much thereof as may be advanced pursuant to Borrower's Revolving LoanAgreement dated NOVEMBER 11, 1997 and extensions and renewals thereof (herein "Note"), providing for monthly installments, and interest at the rate and under the terms specified in the Note,including any adjustments in the interest rate if that rate is variable,and providing for a credit limit stated in the principal sum above and an initial advance of $6,000.00;

TO SECURE to Lender the repayment of the indebtedness, including future advances, evidenced by the Note, with interest thereon at the applicable contract rate (including any adjustments to the amount of payment or the contract rate if that rate is variable) and other charges; the payment of all other sums, with interest thereon, advance in accordance herewith to protect the security of this Deed of Trust; and the performance of the convenants and agreements of Borrower herein contained, Borrower, in consideration of the indebtedness herein recited and the trust herein created, irrevocably grants and conveys to Trustee, in trust with power of sale, the following described property located in the County of DAVIDSON State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE LOT NO 69 ON THE MAP OF OVERHILL CITY AND W.H. FOX'S SUBDIVISION OF CERTAIN BLOCKS IN CUMBERLAND NURSERIES, AS OF RECORD IN BOOK 332, PAGE 21, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 69 FRONTS 50 FEET ON THE NORTHERLY SIDE OF VALERIA STREET AND RUNS BACK BETWEEN PARALLEL LINES, WITH THE WESTERLY MARGIN OF AN ALLEY, 150 FEET TO AN ALLEY IN THE REAR.
BEING THE SAME PROPERTY CONVEYED TO AUBREY CLARK BAKER AND WAYMAN LEE BAKER BY DEED FROM FLORENCE GOWER BAKER OF RECORD IN BOOK 1426, PAGE 124, SAID REGISTER'S OFFICE.
MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PUPROSES IS $6000.00