This instrument prepared by:
Harlan Dodson
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

Karen Johnson Davidson County
Batch # 1114066 DEEDQC
03/22/2024 01:11:19 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240322-0020113

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
MNB Tennessee Community Property Trust 1133 Tyne Blvd. Nashville, TN 37220	Same	134 00 0 205.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **MICHAEL D. BARON** and wife **NANCY BARON**, ("**Grantors**") do hereby assign, transfer, convey, and quitclaim any and all of their rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto **MICHAEL D. BARON** and **NANCY H. BARON**, as the Co-Trustees of the **MNB Tennessee Community Property Trust**, and its successors, heirs and assigns. The real estate is described as follows:

SEE ATTACHED EXHIBIT A

Being the same property conveyed to Michael D. Baron and wife, Nancy Baron, as tenants by the entirety, by Special Warranty Deed from Glynn J. Dowdle, of record in Instrument No. 20121204-0111632, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property. Tennessee Code Annotated §35-15-510 shall apply to the property or its proceeds.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

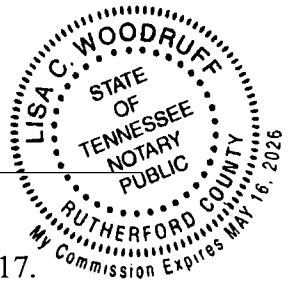
The consideration for this conveyance, per T.C.A. 67-4-409(a)(1)(D), is $-0-.

Subscribed and sworn to before me this the 22nd day of March, 2024.

Affiant

Notary Public

My Commission Expires: _____



This is improved property known as 652 Old Ezell Road, Nashville, TN 37217.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 22nd day of March, 2024.

MICHAEL D. BARON

NANCY BARON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL D. BARON, and wife, NANCY BARON, the within named Grantors, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 22nd day of March, 2024.

Notary Public

My Commission Expires: _____

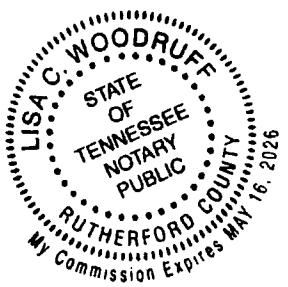


EXHIBIT A

Being a tract of land in the Second Civil District of Davidson County, Tennessee, and located in the southeastern quadrant of Old Ezell Road and Donelson Pike, and being more particularly described as follows: Beginning on a concrete monument located and on the south margin of Old Ezell Pike (40' right of way), said concrete monument being easterly along said margin 70 feet more or less from the centerline of Donelson Pike, and said pin being the northwest corner of the herein described tract; thence continuing along said south margin of Old Ezell Road S 88-45-00 E a distance of 160.00 feet to a concrete monument being the northeast comer of the herein described tract, and said concrete monument being the northwest corner of Wallace as evidence in Book 7253, Page 477, Register's Office of Davidson County, Tennessee; thence leaving said margin and continuing along the western line of Wallace S 02-00-00 E a distance of 205.50 feet to a concrete monument being the southeast corner of the herein described tract, said concrete monument being on the north line of Airpark West Properties as evidenced in Book 6204, Page 109, Register's Office of Davidson County, Tennessee; thence leaving said line and continuing along the northern line of Airpark West Properties N 88-45-00 W a distance of 150.00 feet to a concrete monument being the southwest corner of the herein described tract; thence continuing along the eastern line of Airpark West Properties N 04-46-26 W a distance of 206.31 feet to a concrete monument. the beginning, containing 0.730 acres more or less. according to a survey by Jesse E. Walker. RLS, PE dated 11-19-93.