QUITCLAIM DEED

J-LORD-24-813

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29 DAY OF March, 2024.

Notary Public

MY COMMISSION EXPIRES: 11-3-25

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Gary C. Baker	**New Owner**	
(NAME)	(NAME)	**087-13-0-017.00**
PO Box 60824	**P.O. Box 60824**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Nashville, TN 37206**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DONNA DESHELES, UNMARRIED,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **GARY C. BAKER, UNMARRIED** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 155 on the Plan of Valley Brooke of record in Plat Book 5800, Page 74, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jason Lord and Lucinda Pack by Warranty Deed from Heath Warren and wife, Christy Warren of record in Instrument No. 20030508-0062240 Register's Office for Davidson County, Tennessee, dated April 29, 2003 and recorded on May 08, 2003 and Corrected Warranty Deed recorded in Instrument No. 20030527-0071425.

Lucinda Pack Lord, married since having passed on May 5th,2023 leaving her husband Jason Lord as her only heir. Affidavit of Heirship recorded in Instument No# 20240403 0023489 and Instrumentt No# 20240403 0023490, Davidson CountyRegister of Deeds.

Jason Lord, since having died on March 10, 2024 predeceased by his father Clyde Lord on February 9th, 2020 leaving his mother Donna Desheles as his sole heir. Affidavit of Heirship recorded in Instrument No# 20240403 0023491 and 20240403 0023492, Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **813 Gina Brooke Court, Hermitage, Tennessee 37076**.

Karen Johnson Davidson County
Batch # 1118296 DEEDQC
04/03/2024 12:08:37 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20240403-0023493

Witness my/our hand(s) this the 28 day of March, 2024.

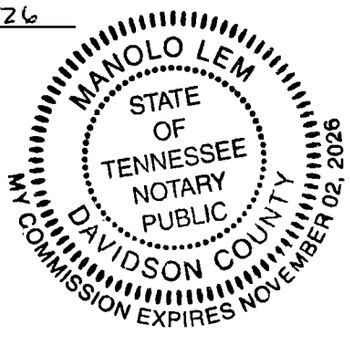
Donna Deshelas
Donna ~~Lord~~ Deshelas DJD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONNA ~~LORD~~ Deshelas DJD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28 day of March, 2024.

Notary Public
My Commission Expires: 11/2/26
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212