Karen Johnson
Batch # 1126521
04/24/2024 08:18:52 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240424-0029384

THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
2122 21st Avenue South
Nashville, Tennessee 37212
(615) 800-7096

This Deed was prepared based on information provided by the parties and no independent title examination was prepared.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $10.00

JULIE BAKER, AFFIANT

Subscribed and sworn to before me, this 17th day of April 2024.

NOTARY PUBLIC

My Commission Expires: 11-3-2025

SHELLEY A. MASON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES NOVEMBER 3, 2025

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
JULIE BAKER, TRUSTEE 1408 Quail Run Nashville, TN 37214	New Owner	Map and Parcel No.: 108 12 0A 035.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Julie Baker, ("Grantor") do hereby quitclaim, transfer and convey unto Julie Baker, Trustee of the Julie Baker Revocable Trust, created April 17, 2024, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified and more particularly described below.

This is improved property known as 3304 Quail View Drive, Nashville, TN 37214, and more particularly described as follows:

Land in Davidson County, Tennessee, being a Unit No. 35, Lot No. 36 on the Plan of Quail Valley Section 4, Phase VII, on the condominium site plan of record in Book 5200, Page 522, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Julie Baker, unmarried, from Mohsen Ghiassi and wife, Aghdas Aghahossin, by Warranty Deed recorded in the Register's Office of said county and state at Instrument No. 20031013-0151443.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 17th day of April 2024.

Julie Baker, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Julie Baker**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 17th day of April 2024.

Notary Public

My Commission Expires: 11-3-2025

SHELLEY A. MASON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOVEMBER 3, 2025