Map-Parcel Numbers: Part of 056.00 34

QUITCLAIM DEED

FROM: ANDREW PHILLIP WINECOFF

TO: POLYXENA ANN BAKER

THIS INSTRUMENT PREPARED BY:

CHEATHAM & PALERMO
43 Music Square West
Nashville, TN 37203

ADDRESS NEW OWNER AS FOLLOWS:

Polyxena Ann Baker
4460 Pecan Valley Road
Nashville, TN 37218

SEND TAX BILLS TO:

Same

Karen Johnson Davidson County
Batch # 1134824 DEEDQC
05/15/2024 10:56:15 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240515-0035898

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is -0- Dollars, in accordance with the terms and conditions of the Final Decree of Divorce entered by Fourth Circuit Court for Davidson County, Tennessee.

POLYXENA ANN BAKER

Sworn to and subscribed before me this 3rd day of May, 2024.

JAMEY RYAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My Comm. Expires: March 09, 2027

FOR AND IN CONSIDERATION of the sum of -0- Dollars, in accordance with the terms and conditions of the Final Decree of Divorce entered in the Fourth Circuit Court for Davidson County, Tennessee, Docket Number 23D-242, ANDREW PHILLIP WINECOFF has bargained and sold and by these presents does transfer and quitclaim to POLYXENA ANN BAKER, her heirs,

successors and assigns, all of his right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being located in the 13th Civil District, and being a portion of the 103.3+/- acre property recorded in Deed Book 20140305-0018342 in the Register's Office, said parcel of land herein being more particularly described as follows:

Beginning at a T-Post found on the southern right-of-way line of Pecan Valley Road, having a 50' right-of-way, said point also being the northeastern corner of the William B. Young property as recorded in Deed Book 20040726-0089252 in the Register's Office of Davidson County, Tennessee; thence, leaving said point, with and along the southern right-of-way line of Pecan Valley Road, North 49 degrees 23 minutes 53 seconds East, 130.28 feet to a point; thence, with a curve to the right having a radius of 572.43, an arc length of 225.48 feet and being subtended by a chord bearing of North 60 degrees 40 minutes 57 seconds East, 224.03 feet to a point; thence, North 71 degrees 54 minutes 10 seconds East, 225.76 feet to a point; thence, with a curve to the left having a radius of 4776.75, an arc length of 212.83 feet and being subtended by a chord bearing of North 70 degrees 37 minutes 35 seconds East, 212.81 feet to a point; thence, North 69 degrees 21 minutes 00 seconds East, 147.87 feet to a capped iron rod set; thence, leaving said point and the southern right-of-way line of Pecan Valley Road, South 28 degrees 48 minutes 21 seconds West, 70.15 feet to a capped iron rod set; thence, South 15 degrees 05 minutes 35 seconds West, 332.63 feet to a capped iron rod set; thence South 37 degrees 36 minutes 06 seconds East, 88.43 feet to a capped iron rod set; thence South 17 degrees 54 minutes 46 seconds West, 169.06 feet to a capped iron rod set; thence, South 74 degrees 49 minutes 41 seconds West, 128.12 feet to a capped iron rod set; thence, South 80 degrees 47 minutes 26 seconds West, 233.91 feet to a capped iron rod set; thence, North 19 degrees 35 minutes 34 seconds West, 217.15 feet to a capped iron rod set; thence, South 71 degrees 52 minutes 02 seconds West, 293.76 feet to a capped iron rod set; thence, North 07 degrees 07 minutes 13 seconds West, 185.45 feet to the POINT OF BEGINNING.

Said parcel of land herein described containing 321,241.976 Square Feet or 7.37+/- Acres.

Being the same property conveyed to ANDREW PHILLIP WINECOFF and POLYXENA ANN BAKER WINECOFF, husband and wife, by deed from JOHN FRANKLIN BAKER, JR., TRUSTEE OF THE JOHN FRANKLIN BAKER, JR. REVOCABLE TRUST AGREEMENT DATED FEBRUARY 17, 2014 and GLORIA ANN MARAKIS BAKER, TRUSTEE OF THE GLORIA ANN MARAKIS BAKER REVOCABLE TRUST AGREEMENT DATED FEBRUARY 17, 2014, of record at Instrument No. 20160516-0048540, and corrected by Affidavit of Scrivener's Error – Quitclaim Deed recorded at Instrument No.

20161020-0111024, Register's Office for Davidson County, Tennessee.

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

This is improved property known as 4460 Pecan Valley Road, Nashville, TN 37218.

The said Polyxena Ann Baker Winecoff and Polyxena Ann Baker is one and the same person.

WITNESS my hand this 17 day of April, 2024.

ANDREW PHILLIP WINECOFF

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for the aforesaid County and State, the within named ANDREW PHILLIP WINECOFF, bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes contained therein.

Witness my hand this 17th day of April, 2024.

ANDREW DENNIS LUSK
Notary Public
State of Ohio
My Comm. Expires
March 5, 2028

NOTARY PUBLIC

My Comm. Expires: 03/05/2028

THIS INSTRUMENT WAS PREPARED WITH INFORMATION FURNISHED BY THE GRANTEE HEREIN. THERE HAS BEEN NO TITLE SEARCH TO DETERMINE OWNERSHIP OR STATUS OF TITLE.