QUITCLAIM DEED

Karen Johnson
Batch # 1160187
07/22/2024 11:36:34 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20240722-0054682

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Alison Elizabeth Baker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES: 4.19.27
(AFFIX SEAL)

RUFFIN CRAIG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

The Law Office of S. Ruffin Craig, Jr., PLLC
750 Old Hickory Blvd.
Bldg. Two, Suite 150
Brentwood, Tennessee 37027

This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lawrence Jason Baker and Alison Elizabeth Baker, Co-Trustees of the Baker Family Revocable Trust	New Owner	093-09-0C-139.00-CO
(NAME)	(NAME)	
1212 Laurel Street #1307		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Zero Dollars ($0.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Lawrence J. Baker and Alison E. Baker, husband and wife, ("Grantors")**, do hereby release, quit claim and convey unto **Lawrence Jason Baker** and **Alison Elizabeth Baker, Co-Trustees of the Baker Family Revocable Trust U/A dated July 17, 2024 ("Grantee")**, all of Grantors' interest in and to a certain tract or parcel of real estate located in Davidson County, Tennessee, described as follows to wit:

A certain condominium located in Davidson County, Tennessee, being Unit 1307 of Twelve Twelve, Condominium, a Condominium Development established pursuant to the provision of the Tennessee Condominium Act of 2008 as the same is set out in Section 66-27-201, et seq. of the Tennessee Code Annotated, under the Declaration of Condominium establishing Twelve Twelve of record in Instrument Number 20140718-0063781, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the Bylaws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water,

electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit B to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit F to said Declaration.

Being the same property conveyed to Lawrence J. Baker and Alison E. Baker, husband and wife, by Warranty deed from Steven D. Bomar and Jean C. Bomar, husband and wife, of record in Instrument No. 20190930-0099189 Register's Office for Davidson County, Tennessee, dated September 26, 2019 and recorded on September 30, 2019.

This conveyance is subject to:

1. Subject to all matters shown on the Plan of record as Instrument Number 20120216-0013756, Register's Office of Davidson County, Tennessee.
2. Easement conveyed to the state of Tennessee of record in Book 4318, Page 544, in the Register's Office for Davidson County, Tennessee.
3. Bill No. 084-571 closing Alley No. 234 extending from 12th Ave S westerly to the easterly margin of Interstate 40 retains easements to the Metropolitan Government of Nashville and Davidson County, Tennessee.
4. Final Consent Judgment conveying property to the State of Tennessee for the construction of a controlled access highway of record in Book 4370, Page 916 and Book 4395, Page 715, in the Register's Office for Davidson County, Tennessee.
5. Arts Center Redevelopment Plan containing restrictive covenants of record in Book 10965, Page 404, amended in Book 11625, page 252 and amended as Instrument No. 20020715-0084598, in the Register's Office for Davidson County, Tennessee.
6. Arts Center Redevelopment Plan in Ordinance #98-1188, Amendment No. 1 as Ordinance #99-1761 and Amendment No. 2 as Ordinance No. BL 2002-1063, Metropolitan Clerk's Office for Davidson County, Tennessee.
7. The plat of survey by Cherry Land Surveying, Inc., dated December 11, 2012 shows an NES Easement in the southeast portion of property.
8. Declaration of Easements and Restrictive Covenants of record in Instrument Number 20121227-0119217, in the Register's Office for Davidson County, Tennessee.
9. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20130122-0006827, in the Register's Office for Davidson County, Tennessee.
10. Grant of Easement of record in Instrument Number 20140328-0025601, in the Register's Office for Davidson County, Tennessee.
11. Easement of record in Instrument Number 20140924-0087646, in the Register's Office for Davidson County, Tennessee.
12. Restrictions, conditions, covenants, easements, liens, charges and regulations as set forth and provided or in and created by the Declaration of Condominium and Bylaws attached thereto, for Twelve Twelve, A Condominium, recorded at Instrument No. 20140718-0063781 and Instrument No. 20160614006019З, in the Register's Office of Davidson County, TN.
13. Charter of Twelve Twelve Condominium Association, Inc. of record at Instrument No. 20140627-0056540, in the aforesaid Register's Office.
14. Restrictions of record in Instrument Number 20131231-0131305 in the Register's Office for Davidson County, Tennessee.
15. Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **1212 Laurel Street #1307, Nashville, TN 37203**.

The legal description contained herein is the same as that contained in the previous deed of record.

WITNESS OUR HANDS this 17 day of July, 2024.

Lawrence J. Baker

Alison E. Baker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 17 day of July, 2024, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Lawrence J. Baker and Alison E. Baker**, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Notary Public

Commission expires: 4.19.27

