Karen Johnson
Batch # 1168281
08/13/2024 08:38:26 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240813-0060902

ADDRESS NEW OWNER:
The Doris Jean Baskin Revocable Living Trust
c/o Doris Jean Baskin, Trustee
542 Des Moines Drive
Hermitage, Tennessee 37076

SEND TAX BILLS:
NEW OWNER
SAME AS ABOVE

Map: 75-3
Parcel: 18

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **DORIS JEAN BASKIN,** a single woman, hereinafter called the Grantor, her heirs and assigns, and by these presents do hereby quitclaim and convey unto **DORIS JEAN BASKIN, TRUSTEE** as Trustee of the **DORIS JEAN BASKIN REVOCABLE LIVING TRUST** dated August 5, 2024, her heirs and assigns, all right, title and interest in and to the following parcel of real estate situated in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Tulip Grove, Section I, as of record in Book 3700, page 106, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the northwesterly margin of Metropolitan Government Road, the southwesterly corner of the subject Lot No. 26; thence north 34 degrees 00' west 112.92 feet to a concrete monument at the rear corner of Lot Nos. 26 and 27; thence with the line between said lots northwardly 114.92 feet to a point in the southerly margin of Des Moines Drive; thence with the margin of same, southwestwardly 208.56 feet to a concrete monument at the beginning of a curve to the right having a radius of 25.0 feet; thence around said curve southwestwardly 39.27 feet to a concrete monument in the north westerly margin of Metropolitan Government Road; thence with the margin of same, southwestwardly 134.0 feet to the point of beginning.

Being the same property conveyed to Jerry Baskin and wife, Doris J. Baskin by deed from Fischer & Short Construction Company, of record in Book 4191, page 75, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions, and (5) other matter of public record.

DJB

This is improved property known as 542 Des Moines Drive, Hermitage, Davidson County, Tennessee 37076.

Witness my hand this 6th day of August, 2024.

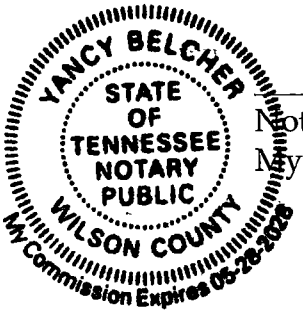
Doris Jean Baskin

DORIS JEAN BASKIN

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Doris Jean Baskin**, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that she executed the same.

Witness my hand and official seal on this the 6th day of August, 2024.



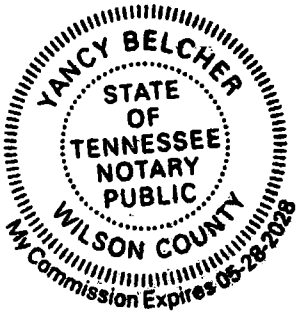
Notary Public
My Commission Expires: 05/28/2028

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater, for this transfer is NONE.

STACEY R. BARRETT - AFFIANT

Subscribed and sworn to before me this 6th day of August, 2024.



Notary Public
My Commission Expires: 05/28/2028

DJB

This instrument was prepared based on information furnished by parties. The preparer makes no representations or warranties as to the correctness thereof or the status of the title to the property described herein.

This Instrument was Prepared By:

Yancy Belcher, Attorney
2306 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122
(615) 773-2889

DJB