Karen Johnson Davidson County
Batch# 1173291 DEEDQC
08/22/2024 02:55:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240822-0064685

THIS INSTRUMENT PREPARED BY: From information furnished by the parties.
Johnson McGinnis Elder Care Law & Estate Planning, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

Address New Owner(s)	**Send Tax Bills To**	**Map-Parcel No.**
Daniel Lee Baker II and Anna Mary Baker, Trustee 2912 Western Hills Drive Nashville, TN 37214	Same	062-11-0-004.00

Quitclaim Deed to Trustee

Grantor: Daniel Lee Baker and Anna Mary Baker, Husband and Wife
Grantee: Daniel Lee Baker II and Anna Mary Baker, Trustee under the Revocable Trust Agreement of Daniel Lee Baker II and Anna Mary Baker, dated August 21, 2024.

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot Number 175 on the Re-subdivision of Lots 171 thru 176, Section 5, Sutherland Heights, of record in Plat Book 5800, Page 12, Registers Office for Davidson County, Tennessee, to which reference is hereby made to Plat Book for a more comprehensive legal description.

Being the same property conveyed to Daniel Lee Baker and Anna M. Holmbraker by deed from We, Steven A. Wagner, Richard Albert Wagner, Jr. by and through his attorney in fact, Steven A. Wagner, Robert Charles Wagner and Susan Laura Rider, Devisees under the Last Will and Testament of Shirley Mae Wagner, of record as Instrument Number 20170912-0093218, Register's Office for Davidson County, Tennessee.

"Anna Mary Baker" and "Anna M. Holmbraker" are one and the Same person.

This is improved property, known as: 2912 Western Hills Drive Nashville, TN 37214.

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

THE PARTIES ACKNOWLEDGE THAT JOHNSON MCGINNIS ELDER CARE LAW & ESTATE PLANNING, PLLC IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986.

Daniel Lee Baker II, Grantor

Anna Mary Baker, Grantor

State of Tennessee
County of Sumner

On August 21, 2024, before me personally appeared Daniel Lee Baker II, who is known by me or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that he executed it as his free act and deed.

Pati K Bedwell

Notary Public
My commission expires: 4/26/2027

PATI K. BEDWELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

State of Tennessee
County of Sumner

On August 21, 2024, before me personally appeared Anna Mary Baker, who is known by me or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

Pati K Bedwell

Notary Public
My commission expires: 4/26/2027

PATI K. BEDWELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

* *

State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Anna Baker

Anna Mary Baker, Trustee
Grantee

Sworn to and subscribed before me on August 21, 2024.

Pati K Bedwell

Notary Public
My commission expires: 4/26/2027

PATI K. BEDWELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

* *

TRUE Copy Certification

I, Samuel Cox, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 21, 2024.

Signature

8-21-2024

Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on August 21, 2024.

Notary's Signature
My Commission Expires: 4/26/2027

PATI K. BEDWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER