Karen Johnson
Batch # 1202454
11/06/2024 02:59:22 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20241106-0086437

THIS INSTRUMENT PREPARED BY:
ROBERT W. WILKINSON
CHRISTY WHITE
ATTORNEYS AT LAW
281 BROADWAY AVENUE
OAK RIDGE, TN 37830

QUITCLAIM DEED

THIS INDENTURE, made this the 28 day of August, 2024, between JOHN L. BAKER and wife, ELIZABETH R. BAKER, of Davidson County, in the State of Tennessee, parties of the first part, and JOHN LANDON BAKER AND ELIZABETH ROSE BAKER, CO-TRUSTEES OF THE BAKER FAMILY TRUST UTA DATED OCTOBER 23, 2018, AS AMENDED, parties of the second part,

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of One Dollar ($1.00) and other good and valuable considerations to them in hand paid by the said parties of the second part, the receipt of which is hereby acknowledged, have remised, released, and quitclaimed, and do hereby remise, release, and quitclaim unto the said parties of the second part all of the parties of the first part's right, title, interest, and claim in and to the following described parcel of land, and any improvements and appurtenances thereto, to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of GLENDALE WOODS TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Glendale Woods Townhomes, a Horizontal Property Regime, of record in Instrument Number 20041230-0154870, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

THIS BEING the same property conveyed to John L. Baker and Elizabeth R. Baker, husband and wife, by Warranty Deed dated June 14, 2024, from Kyle Andrew Strongin, Co-Trustee, and Julie French Strongin, Co-Trustee of the Strongin Family Revocable Trust dated November 9, 2023. Said deed was recorded June 20, 2024, as Instrument No. 20240620-0046106, in the Register of Deeds Office for Davidson County, Tennessee. For further reference see Instrument No. 20231219-0097599 in said Register's Office.

THE ABOVE DESCRIPTION IS THE SAME AS THE PREVIOUS DEED OF RECORD.

THIS CONVEYANCE IS SUBJECT TO ALL APPLICABLE EASEMENTS, RESTRICTIONS, RESERVATIONS, AND SETBACK LINES OF RECORD.

DESIGNATED AS MAP & PARCEL: 131 08 0G 002.00

This instrument was prepared at the direction of the Grantors and on information and a description provided by the Grantors without a title search.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands the day and year first above written.

John Baker
JOHN L. BAKER

Elizabeth Baker
ELIZABETH R. BAKER

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Kevin Ragan, a Notary Public, JOHN L. BAKER, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28 day of August, 2024.

NOTARY PUBLIC

My Commission Expires: 3/9/27

KEVIN RAGAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/09/2027
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Kevin Ragan, a Notary Public, ELIZABETH R. BAKER, with whom I am personally acquainted (or who 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, at office, this 28 day of August, 2024.

NOTARY PUBLIC

My Commission Expires: 3/9/27

KEVIN RAGAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/09/2027
DAVIDSON COUNTY

I, or we, hereby swear or affirm that the actual consideration of this transfer is $0 (no "new money"; waiver of contribution only), pursuant to Tenn. Code Ann. § 67-4-409(a)(1)(C)(vi).

John Baker
AFFIANT

Sworn to and subscribed before me, this 28 **day of** August**, 2024.**

Kevin Ragan
NOTARY PUBLIC

KEVIN RAGAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/09/2027
DAVIDSON COUNTY

My Commission Expires 3/9/27

OWNER: **John Landon Baker and Elizabeth Rose Baker, Co-Trustees of The Baker Family Trust**
ADDRESS: **1126 Glendale Lane**
Nashville, TN 37204

Send Tax Bills to: American Pacific Mortgage Corporation
and/or Warehouse Lenders
3000 Lava Ridge Court
Suite 200
Roseville, CA 95661