THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch # 1221908 DEEDQC
12/31/2024 10 07 43 AM 2 pgs
Fees $12 00 Taxes $0 00

20241231-0101399

[PREPARER's DISCLAIMER This instrument is prepared based on information provided by the parties named herein The service provided is limited to the preparation of this instrument in recordable form only No title examination or other inspection was requested by the parties or performed by the preparer of this instrument No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties Further, no legal advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument]

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Watechia Lawless Mitchell c/o 3109 Lincoln Avenue Nashville, TN 37218	Owner	Part of: 070 09 0 179 00

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Audrey A. Baugh, unmarried**, hereinafter called the Grantor, do hereby Quitclaim unto **Watechia Lawless Mitchell**, hereinafter called the Grantee, her successors and assigns, all of our right, title, and interest in and to the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit

Real property in Davidson County, Tennessee, being **Unit B** as shown on the **DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE HOMES AT 3109 LINCOLN AVENUE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS**, a Horizontal Property Regime with

Private Elements, file at **Instrument No.** 20241231-0101397, Davidson County Register of Deeds, to which reference is hereby made for a more full and complete description of said real property, along with the rights and appurtenances pertaining thereto as stated therein

This being PART OF the same property conveyed to Audrey A. Baugh, unmarried, by Warranty Deed from The Nashville Homestead Corporation, filed on 02/02/2001, at Instrument No 20010202-0010332, Davidson County Register of Deeds.

Witness my hand, this 30th **day of December, 2024:**

Audrey A. Baugh
Audrey A. Baugh

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Audrey A. Baugh**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that the said bargainor executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of **December, 2024**.

Notary Public

My Commission Expires: _____

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES MAY 9TH, 2026

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$0.00**

Watechia Lawless Mitchell
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th DAY OF December, **2024**

Notary Public

My Commission Expires

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 9TH, 2026