QUITCLAIM DEED

FROM: Cynthia Hambrick

This instrument was prepared by:
L. R. DeMarco
Attorney at Law
107 Music City Circle, Suite 200
Nashville, TN 37214
615-256-6681

Karen Johnson
Batch # 1228358
01/21/2025 09 19 40 AM
Fees $27 00 Taxes $0 00

Davidson County
DEEDQC
4 pgs

20250121-0004261

TO: L. R. DeMarco, Trustee, and

FROM: L. R. DeMarco, Trustee

TO: Cynthia Hambrick and Eric Demond Baker

Address of New Owner(s) as Follows:	Send Tax Bills To.	Map-Parcel Numbers:
Cynthia Hambrick 2704 Stokers Lane South Nashville, TN 37207	Wells Fargo Bank, N.A. P. O. Box 5708 Springfield, OH 45501	Map 070 03 0 A Parcel 033.00 CO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration, or value, whichever is greater, for this transfer is $-0-.

Cynthia Hambrick
AFFIANT

Sworn to and subscribed before me this 14th day of January, 2025.

L R DeMarco
NOTARY PUBLIC

My Commission Expires: 10-4-27

L. R. DeMARCO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

For the express purpose of making a reconveyance to Cynthia Hambrick and Eric Demond Baker, as tenants in common with the right of survivorship, I, Cynthia Hambrick, by these presents do hereby quitclaim and convey unto L. R. DeMarco, Trustee, his successors and assigns the following described tract or parcel of land in Davidson County, Tennessee, to wit:

> Being Lot No. 33 on the plan of Phase 11, Nocturne Forest, of record in Inst. No. 20000602-0055004, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Cynthia Hambrick, an unmarried woman, by deed from Gerald T. Washington and wife, Barbara H. Washington, by instrument executed on June 30, 2010, which is of record in Inst. No. 20100701-0051444 Register's Office for Davidson County, Tennessee.
>
> THIS conveyance is subject to matters on the plan of record in Inst. No. 20000602-0055004 Register's Office for Davidson County, Tennessee, and, to restrictions, declarations, dedications, agreements memorandums, assessments, covenants, conditions and/or easements of record against said property, which are of record in said Register's Office; especially to matters of record as Inst. No. 200001115-0113379, and as Inst. No. 20040210-0016034, all in said Register's Office.

This is improved property known as 2704 Stokers Lane South, Nashville, TN 37207.

And now, I, the said L. R. DeMarco, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto Cynthia Hambrick and Eric Demond Baker as tenants in common with the right of survivorship, their heirs and assigns, the same property herein above described and set forth, to which reference is hereby made.

WITNESS, whereof I have set my hand this 14th of January, 2025.

CYNTHIA HAMBRICK

L. R. DeMARCO, TRUSTEE

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 CYNTHIA HAMBRICK, the bargainor, with whom I am personally acquainted, and proved to me on the basis of satisfactory evidence and who acknowledged that she executed within instrument for purposes therein contained.

Witness my hand at office, this 14th day of January, 2025.

NOTARY PUBLIC

My commission expires: 10-4-27

L. R. DeMARCO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 L. R. DeMARCO, Trustee, the bargainor, with whom I am personally acquainted, and proved to me on the basis of satisfactory evidence and who acknowledged that he executed within instrument for purposes therein contained.

Witness my hand at office, this 14 day of January, 2025.

NOTARY PUBLIC

My Commission Expires: 11-2-26

