Karen Johnson Davidson County
Batch# 1230399 DEEDQC
01/27/2025 03:27:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250127-0006148

**Record and Return Mail To:**
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from information supplied by the parties

New Owners: Betty Jean Baker, Trustee
Gary Holmes Baker Decedent's Trust
6404 Brownlee Drive
Nashville, TN 37205

Betty Jean Baker, Trustee
Betty Jean Baker Survivor's Trust
6404 Brownlee Drive
Nashville, TN 37205

Send tax notice to: Betty Jean Baker
6404 Brownlee Drive
Nashville, TN 37205

Map and Parcel Number: 115-11-0-005.00

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**NO CONSIDERATION**
**NO TITLE SEARCH**
**QUITCLAIM DEED**

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration **Betty Jean Baker, Trustee, The Baker Living Trust dated January 31, 2018** (the "Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Betty Jean Baker, Trustee, Gary Holmes Baker Decedent's Trust U/A dated January 31, 2018**; and unto **Betty Jean Baker, Trustee, Betty Jean Baker Survivor's Trust U/A dated January 31, 2018** (collectively the "Grantees"), each a one-half (1/2) interest as tenants in common, together being all of her interest, in and to a certain tract of land described more fully as follows:

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of Section One, West Meade Estates of record in Plat Book 2663, Page 110, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot fronts 160.05 feet on Northerly side of Brownlee Drive and runs back between lines 374.6 feet on the Westerly line and 193.2 feet on the Easterly line to a dead line in the rear on which it measures 214.6 feet.

This conveyance is subject to:

- Plan of record in Plat Book 2663, Page 110, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2864, Page 348 and Book 4503, Page 111, in the Registers Office for Davidson County, Tennessee.
- Easement of record in Book 5703, Page 134, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein.

Description is taken from prior deed of record.

This is improved real property known as: **6404 Brownlee Drive, Nashville, Tennessee, 37205.**

Being the same property conveyed to **Gary Holmes Baker and Betty Jean Baker, Co-Trustees, The Baker Living Trust dated January 31, 2018**, by Warranty Deed dated February 3, 2020, from **Michael F. McCulla, unmarried**, recorded in Instrument No. 20200207-0014644, Register's Office for Davidson County, Tennessee. Whereas Gary Holmes Baker died October 9, 2024, and Betty Jean Baker became the sole trustee of the trust.

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on the 21 day of January 2025.

**Betty Jean Baker, Trustee**
The Baker Living Trust
dated January 31, 2018

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within **Betty Jean Baker, Trustee, The Baker Living Trust dated January 31, 2018**, with whom I am personally acquainted, and who acknowledged, upon oath, that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14 day of January 2025.

NOTARY PUBLIC

My Commission Expires: January 11, 2026

LESLIE GODFREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXP. JAN. 11, 2026

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is Zero Dollars ($0).

AFFIANT

Sworn to and subscribed to before me on the 24 day of January 2025.

NOTARY PUBLIC

My Commission Expires: January 11, 2026

LESLIE GODFREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXP. JAN. 11, 2026

Certificate of Authenticity

I, Aaron Morales, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for recordation herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on January 24, 2025.

Affiant Signature

January 27, 2025

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 27th day of January 2025.

Notary's Signature

My Commission Expires: 02/07/2026

Notary's Seal:

KATHERINE JOHNSON
TENNESSEE NOTARY PUBLIC
My Comm Exp February 7, 2026
COUNTY OF WILLIAMSON