Karen Johnson Davidson County
Batch # 1231185 DEEDQC
01/29/2025 08 16 35 AM 3 pgs
Fees $17 00 Taxes $0 00
20250129-0006700

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ADDRESS NEW OWNER:
Diane Shriver
413 Blue Hills Drive
Nashville, TN 37214

SEND TAX BILL TO:
Same

MAP & PARCEL
95-11
25

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This Instrument Prepared By:
PAULA OGLE BLAIR, ATTORNEY AT LAW
211 Donelson Pike, Suite 214, Nashville, Tennessee 37214
FROM INFORMATION BY OTHERS

QUIT CLAIM DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Lawrence Vann Baker, hereinafter called the Grantor, by these presents do hereby quitclaim and convey unto Diane Baker Shriver, her successors and assigns, all right, title, and interest in and to the following described tract of land; to wit:

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of Merry Oaks, Section II, as of record in Book 2133, page 8, Register's Office for said County. Said Lot No. 65 fronts 100 feet on the easterly side of Blue Hills Road and runs back 115 feet on the northernly line and 166.3 feet on the southerly line, to a dead line, measuring 112 feet thereon.

Being the same property conveyed to Jerry V. Baker and wife, Cynthia A. Baker, by deed from Clarence E. Elrod and wife, Carlene C. Elrod, of record in Book 4448, page 899, Register's Office for Davidson County, Tennessee.

Being the same property in which Jerry V. Baker conveyed his interest in said property on July 31, 1978, to Donald Gregory, trustee.

Being the same property in which Donald Gregory, trustee, quit claimed, on July 31, 1978, that interest to Cynthia Anderson Baker.

Being the same property conveyed to Lawrence Baker and Diane Baker Shriver by Affidavit of Heirship after the death of their mother, Cynthia Anderson Baker, document number 20241007-0077658 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 2096, page 1, and the Plan of record in Book 2133, page 8, said Register's Office, which shows an owner's certificate, a 40 foot minimum building set-back line from Blue Hills Road, and 10 foot easement along the lot for public utilities.

Witness my hand this 27th day of January, ~~2024.~~ 2025

Lawrence Vann Baker

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Lawrence Baker, a Notary Public in and for said County and State, the within named, with whom I am personally acquainted (or 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 and official seal at Nashville, Tennessee, this 27th day of January, ~~2024.~~ 2025

NOTARY PUBLIC

SHERRIE DOWELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 9-23-25

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STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transaction is $10.00 and other good and valuable consideration.

Subscribed and sworn to me this 27th day of January ~~2024~~ 2025

Lawrence Vann Baker

Lawrence Vann Baker

Sherrie Dowell

NOTARY PUBLIC

SHERRIE DOWELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 9-23-25