AFTER RECORDING RETURN TO:
First Source Title Agency, Inc.
7717 Victory Lane, Suite B
North Ridgeville, OH 44039
File No. IT2412125602

Karen Johnson Davidson County
Batch# 1232178 DEEDQC
01/30/2025 02:14:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20250130-0007232

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 183 00 0 068.00

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 23 day of January, 2025, by and between **ROBERT J. BALTZ, JR. AND WIFE, LINDA C. BALTZ (A 1/2 UNDIVIDED INTEREST)** and **LACY M. BALTZ, MARRIED WHO ACQUIRED TITLE AS UNMARRIED, JOINED IN EXECUTION BY HER SPOUSE STEVEN MAC GREGOR (A 1/2 UNDIVIDED INTEREST), AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** residing at 354 Battle Road, Antioch, TN 37013, hereinafter referred to as Grantor(s) and **ROBERT J. BALTZ, JR. and LINDA C. BALTZ, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** residing at 354 Battle Road, Antioch, TN 37013, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 354 Battle Road, Antioch, TN 37013

Being the same property conveyed to the Grantor(s) in a Deed recorded on 04/16/2019 under Instrument No. 20190416-0034607 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

ROBERT J. BALTZ, JR.

LINDA C. BALTZ

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **ROBERT J. BALTZ, JR.** and **LINDA C. BALTZ** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Antioch TN, this 23 day of January, 2025.

Notary Public Ann Stathos Donnell

My Commission expires: 07/03/28

ANN STATHOS DONNELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Lacy M. Baltz
LACY M. BALTZ

STEVEN MAC GREGOR

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **LACY M. BALTZ** and **STEVEN MAC GREGOR** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Antioch/Nashville TN, this 23 day of January, 2025.

Notary Public Ann Stathos Donnell

My Commission expires: 07/03/28

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Robert J. Baltz Jr. Linda C Baltz
Affiant

Print Name: Robert J. Baltz Jr. LINDA C BALTZ

STATE OF TN
COUNTY OF Davidson

Subscribed and sworn to before me this 23 day of January, 2025

Notary Public Ann Stathos Donnell
My Commission Expires: 07/03/28

ANN STATHOS DONNELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:

ROBERT J. BALTZ, JR. and LINDA C. BALTZ
354 Battle Road
~~Nashville~~, TN 37013
Antioch

Name and address of property owner:

ROBERT J. BALTZ, JR. and LINDA C. BALTZ
354 Battle Road
~~Nashville~~, TN 37013
Antioch

EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

A CERTAIN TRACT OR PARCEL OF LAND IN THE 5TH CIVIL DISTRICT OF DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING TRACT NO. 14 ON THE SURVEY OF A PORTION OF THE BURKITT ESTATE FARM, MORE FULLY DESCRIBED ACCORDING TO A SURVEY BY BILLY CARL TOMLIN, DATED 4-15-76 NOT OR RECORD. SAID TRACT IS BOUND IN THE GENERAL ON THE N. BY BURKITT'S TRACT NO. 13, ON THE W. BY BURKITT'S TRACT NO. 4; ON THE S. BY BURKITT'S TRACT NO. 15, ON THE E. BY BATTLE ROAD. COMMENCING AT A POINT IN THE WEST MARGIN OF BATTLE ROAD, SAID POINT BEING HUFFMAN'S NE CORNER; THENCE WITH WEST MARGIN OF BATTLE ROAD, N 34° 35' W 250 FEET TO THE POINT OF BEGINNING; THENCE WITH A NEW STAKED LINE N 83° 10' W 1397 FEET TO AN IRON PIN; THENCE N 6° 45' E 201 FEET TO AN IRON PIN; THENCE WITH A NEW STAKED LINE S 83° 10' E 1223 FEET TO AN IRON PIN IN THE WEST MARGIN OF BATTLE ROAD; THENCE WITH THE WEST MARGIN OF BATTLE ROAD, S 34° 34' E 263 FEET TO THE POINT OF BEGINNING, CONTAINING 5.95 ACRES, MORE OR LESS.

Being the same which TAMMY MELLONS, TRUSTEE by Deed Dated April 8, 2019 and recorded April 16, 2019 in the County of Davidson , State of TN in 20190416-0034607 conveyed unto ROBERT J. BALTZ, JR. AND WIFE, LINDA C. BALTZ (A 1/2 UNDIVIDED INTEREST) AND LACY M. BALTZ, AN UNMARRIED WOMAN (A 1/2 UNDIVIDED INTEREST), AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP.

Tax ID No.: 183 00 0 068.00

Property commonly known as: 354 Battle Road, ~~Nashville~~ Antioch, TN 37013

Tennessee Certification of Electronic Document

I, Michelle Douglas, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on Jan. 23, 2025 (date of document).

Affiant Signature

1/30/25
Date

State of Ohio

County of Lorain

Sworn to and subscribed before me this 30 day of January, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10-23-28

NOTARY'S SEAL

RACHEL PETRICK
Notary Public
State of Ohio
My Comm. Expires
October 23, 2028