This instrument prepared by:
Smith.Sholar.Milliken.Matthews.PLLC
1164 Nashville Pike
Gallatin, TN 37066

Karen Johnson Davidson County
Batch# 1272487 DEEDQC
05/13/2025 02:39:30 PM 3 pgs
Fees: $18.00 Taxes: $4,070.00
20250513-0037685

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL. ***ATTN: THIS TRANSFER COULD AFFECT THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.***

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Sun Investments LLC	(NAME) New Owner	075-09-0-153
(STREET ADDRESS) 4619 old Hickory Blvd		
(CITY) (STATE) (ZIP) Old Hickory, TN 37138	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **ROBERT BRIAN BAKER AND WIFE STEPHANIE L. BAKER,** Grantor, does hereby quitclaim and convey unto **SUN INVESTMENTS LLC, a Tennessee limited liability company,** the Grantee herein, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in Davidson County, Tennessee, as follows:

BEGINNING at a 5/8-inch rebar, set in the west right-of-way of Old Hickory Boulevard (aka State Route 45), being located approximately South 12 degrees 33 minutes East a distance of 1162 feet from the south right right-of-way of Hills Lane, said point being the southeast corner of Myles Owens, III (Instrument 00000158-0000204) and the northeast corner of the property described herein; thence leaving Owens and running with said right-of-way South 12 degrees 32 minutes 43 seconds East for a distance of 185.00 feet to 5/8-inch rebar set in the north right-of-way of Wright Lane (16 feet, private access), said point being the southeast corner of the property described herein; thence leaving Old Hickory Boulevard and running with Wright Lane North 83 degrees 59 minutes 51 seconds West for a distance of 187.15 feet to a 5/8-inch rebar set, said point being the southwest corner of the property described herein; thence continuing with said private access North 07 degrees 09 minutes 34 seconds East for a distance of 127.00 feet to a 1/2-inch rebar found, being the southeast corner of Dora Roberson (Instrument 00009103-0000869); thence leaving said private access and running with the east line of Roberson North 08 degrees 13 minutes 49 seconds East for a distance of 39.64 feet to a 1/2-inch rebar found, said point being the southwest corner of Myles Owens, III (Instrument 00000158-0000204) and the northwest corner of the property described herein; thence leaving Roberson and running with the south line of Owens South 88 degrees 02 minutes 56 seconds East for a distance of 124.51 feet to the point of beginning and containing 0.61 Acres, more or less, as surveyed by Ronald G. Taylor, Tennessee Registered Land Surveyor Number 2123, of L.I. Smith and Associates, 475 Metroplex Drive, Suite 212, Nashville, Tennessee, on April 30, 2021. Bearings are based upon the Tennessee State Plane Coordinate System, NAD 83.

Being the same property conveyed to Robert Brian Baker and wife Stephanie L. Baker by Quitclaim Deed for Muniment of Title as recorded in Instrument Number20220104-0000939, Registers Office for Davidson County, Tennessee.

The property address is:4619 Old Hickory Blvd., Old Hickory, Tennessee 37138

This CONVEYANCE is made subject to any and all plats, easements, restrictions, and other matters of record.

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration for this transfer is $ 1,100,000.00

Subscribed and sworn to before me this the 7 day of May, 2025.

Affiant

My commission expires: 09/23/2025
(Affix Seal)

Notary Public

RACHELL L. DUDLEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Robert Brian Baker

Stephanie L. Baker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of May, 2025, before me personally appeared **Robert Brian Baker and Stephanie L. Baker, husband and wife**, to me known to be the person (s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal this 7th day of May, 2025.

Notary Public

My Commission Expires: 1/28/26



Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby 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 5/7/25 (date of document).

Affiant Signature

5/7/25
Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this 7th day of May, 20 25.

Notary's Signature

My Commission Expires: 11/30/29

Notary's Seal

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY