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

Karen Johnson Davidson County
Batch# 1283774 DEEDQC
06/10/2025 10:43:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250610-0045508

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
Michael D. Baker and Sue A. Baker, Co-Trustees Baker Family Revocable Living Trust 2123 Rotorua Drive East Antioch, TN 37013	New Owner	187010B29100CO

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, **Mike Baker and Sue Baker, husband and wife,** ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **Michael D. Baker and Sue A. Baker, Co-Trustees, Baker Family Revocable Living Trust Agreement dated June 10, 2025** ("Grantees"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being Lot No. 291, on the Plan of Phase 6, Districts 3 and 5, Burkitt Ridge, SP Subdivision of record in Plat at Instrument No. 20231024-0083185, in the Register's Office for Davidson County, Tennessee, to which Plan Reference is hereby made for a more complete description of the property.

Being the same property conveyed to **Mike Baker and Sue Baker, husband and wife**, by Warranty Deed dated January 29, 2025, from **Regent Homes, LLC**, a Tennessee Limited Liability Company, recorded in Instrument No. 20250130-0007160, Register's Office of Williamson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **2123 Rotorua Drive East, Antioch, TN 37013.**

Mike Baker and **Michael D. Baker** are one and the same person.

Sue Baker and **Sue A. Baker** are one and the same person.

(Legal description from prior deed of record).

Section 35-15-510 of the Tennessee Code Annotated shall apply to the real property described herein.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 10th day of June 2025.

Mike Baker

Sue Baker

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Mike Baker**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of June 2025.

Notary Public

My Commission Expires:
7/6/27

JOSHUA TILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY-06-2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Sue Baker**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of June 2025.

Notary Public

My Commission Expires:
7/6/27

JOSHUA TILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY-06-2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Affiant

Sworn to and subscribed to before me, this the 10th day of June 2025.

Notary Public

My Commission Expires:
7/06/27

JOSHUA TILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY-06-2027

Certificate of Authenticity

I, **Josh Tillman**, 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 June 10, 2025.

Affiant Signature

June 10, 2025

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 10th day of June 2025.

Notary's Signature

My Commission Expires: 8/19/28

Notary's Seal:

ERIN D. STEVENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES AUG 19, 2028