Karen Johnson Davidson County
Batch# 1285415 DEEDQC
06/17/2025 02:58:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250617-0047716

THE INFORMATION CONTAINED HEREIN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION. THE PREPARER HAS MADE NO DETERMINATION AS TO THE STATUS OF THE TITLE OR THE CORRECTNESS OF THE INFORMATION CONTAINED HEREIN.

This instrument was prepared by:
Griffin Law Group, PLLC
Brandon S. Griffin
Attorney at Law
621 N Spring St.
Sparta, TN 38583

Owner's Name and Tax Address:
The Larry and Ruth Baggett
05/01/2025 Revocable Living Trust
91 Wilson Bank Dock Rd.
Lebanon, TN 37087

Map & Parcel No.: 106-14-99.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of One ($1.00) Dollar, cash in hand paid, the receipt of which is hereby acknowledged that I, **LARRY BAGGETT,** hereinafter referred to as "Grantor", do hereby quitclaim, transfer and convey unto **LARRY E. BAGGETT AND RUTH E. BAGGETT, CO-TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE LARRY AND RUTH BAGGETT 05/01/2025 REVOCABLE LIVING TRUST DATED** 6/2/2025 **AND ANY AMENDMENTS THERETO,** hereinafter referred to as "Grantee", all my right, title and interest in and to this real estate located in the in Davidson County, Tennessee and described as follows:

LAND in Davidson County, Tennessee being Lot No. 6 on the Plan of Sharpe Park, of record in Book 2330, Page 105, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

SAID Lot. No. 6 is described as follows: BEGINNING at a point in the North margin of Lyle Avenue, at the corner of Lots Nos. 5 and 6; thence East along said Avenue, 57 feet to the beginning of a curve; thence northeasterly around said curve, 39.27 feet to a monument in the West Margin of Lavergne Court; thence North along said Court, 155 feet to a monument; thence West along the rear line of said lot, 82 feet to a monument at the corner of Lots Nos. 5 and 6; thence South along the line between said lots, 180 feet to the BEGINNING.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if and , and easements and rights for public utilities applicable to this property; and taxes for the current year which may have been prorated and assumed by the Grantee(s) herein.

Property Address: 72 Lyle Lane, Nashville, Tennessee, 37210.

THE PREVIOUS AND LAST conveyance being a Warranty Deed conveyed from Mohammed Hashim Sayed, married, to LARRY BAGGETT, married, recorded in Instrument No. 20160527-0053672 Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed by hereunto affixing a signature on the date indicated in the respective acknowledgement herein below, to make this conveyance effective on this the 02 day of 06, 2025.

Larry E. Baggett Sr.

LARRY E. BAGGETT, SR.

STATE OF TENNESSEE)
COUNTY OF Wilson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **LARRY BAGGETT** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND and official seal on the 02 day of 06 2025.

NOTARY PUBLIC

My Commission Expires: 01/24/2028

BRIDGES STEVEN COFFEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PUTNAM

OATH OF CONSIDERATION

STATE OF TENNESSEE)
COUNTY OF Wilson)

The actual consideration or value whichever is greater, for this transfer is $**0.00**.

Larry E. Baggett
Affiant

Subscribed and sworn to before me this the 02 day of 06, 2025.

NOTARY PUBLIC

My commission expires: 01/24/2028

BRIDGES STEVEN COFFEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PUTNAM

OPINIONS OF TITLE, DESCRIPTION, OR SURVEY ARE NOT CERTIFIED BY THIS DEED.

Certificate of Authenticity

I, Matt Stafford, 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 06/02/2025.

Date

Affiant Signature

06/02/2025
Date

State of TN

County of Wilson

Sworn to and subscribed before me this 02 day of 06, 2025.

Notary's Signature

My Commission Expires: 01/24/2029
Date

Notary's Seal (if on paper)

BRIDGES STEVEN COFFEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PUTNAM