Prepared by William S. Carman, Sr.
P. O. Box 681357
Franklin, TN 37068

Karen Johnson Davidson County
Batch # 1292704 DEEDQC
07/02/2025 11 33 32 AM 2 pgs
Fees $12 00 Taxes $0 00
20250702-0052291

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value
Is $0.00.

Affiant

Sworn to and subscribed before me May 14 2025.

Notary
My commission expires 1-21-2026

WILLIAM S. CARMAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

QUITCLAIM DEED

Name and Address of New Owner: Send Tax Bills To: Map and Parcel Number:
Ben Bailey Baggett Revocable t Same t Tax ID 160 08 0 036.00
Living Trust
5157 Johnson Springs Rd.
Cedar Hill, TN 37032

I, Ben B. Baggett, do hereby quitclaim all of my interest in certain real estate located in Davidson County, Tennessee, more particularly described on Exhibit "A" attached hereto to The Ben Bailey Baggett Revocable Living Trust. In witness whereof, I have hereunto set my hand this 14th day of May 2025.

Ben B. Baggett,

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby certify that on the 14th day of May2025, Personally appeared before me, the undersigned, a notary public in and for said State and County, the Affiant, Ben B. Baggett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who executed the within instrument as his free act and deed for the purposes therein contained. Witness my hand and official seal this 14th day of May 2025.

Notary Public

My Commission Expires: 1-21-2026

WILLIAM S. CARMAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No 61 on the Plan of Brentview Hills Subdivision, as of record in Book 3300, pages 43 and 44, Register's Office for said county

Also known as 476 Broadwell Drive, Nashville, Tennessee

Said Lot No 61 fronts 115 7 feet on the northerly side of Broadwell Drive and runs back 436 2 feet on the easterly line, and 493 feet on the westerly line to a dead line in the rear on which it measures 145 feet

Being the same property conveyed to Victor L Baggett and wife, Janet R Baggett, by deed from Mildred B Blanks, of record in Book 4020, Page 710, Register's Office of Davidson County, Tennessee, the said Victor L. Baggett and Janet R Baggett having been subsequently divorced, and Janet R Baggett having been remarried and now being known as Janet B Coots

Also being the same property referenced in records of the Assessor of Property for 2016, Parcel ID 160 08 0 036 00 referencing Will Book 20141114-0105390 and Divorce 00000821-0000707, Quit Claim 00005382-0000724, and divorce 00000057-0000536

Being the same property conveyed to Ben Bailey Baggett from Victor Lee Baggett, Jr of record in Instrument No 20190909-0091003, Register's Office of Davidson County, Tennessee