Karen Johnson
Batch # 1300820
07/23/2025 08 31 23 AM
Fees $13 00 Taxes $1,048 61
Davidson County
DEEDQC
2 pgs
20250723-0058037

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $283,408.

Affiant

Subscribed and sworn to before me on this 16 day of July, 2025.

Notary Public

My Commission Expires: 3/6/29

NICHOLAS PERENICH, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Nick Perenich, Attorney
169 Belle Forest Circle, Ste A
Nashville, TN 37221

Address New Owner:	Send Tax Bills to:	Map/Parcel ID:
John E. Baker and Helen P. Baker 2804 Donna Hill Drive Nashville, TN 37214	New Owner	073 11 0 010.00

Quitclaim Deed

For and in consideration of the sum of Ten ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, Margaret Mary Dunning, Successor Trustee of the Revocable Trust Agreement of Billy H. Thompson and Alice S. Thompson, dated March 24, 2015 and Margaret Mary Dunning and Bryan Dunning, individually as the beneficiaries of the aforesaid Trust, hereinafter called the Grantor(s), has bargained and sold and hereby remises, releases and forever quitclaims unto John E. Baker and wife, Helen P. Baker, hereinafter called the Grantee(s), their heirs, successors and assigns, all their right, title and interest in a certain parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 418 on the Plan of Section II, Sunset View, as of record in Book 2663, Page 52, Register's Office for Davidson County, Tennessee.

Said Lot No. 418 fronts 115 feet on the south side of Donna Hill Drive and runs back 373.1 feet on the west line and 365.5 feet on the east line, to a dead line, measuring 115 3 feet thereon

Being the same property conveyed to Billy H. Thompson, Trustee of the Revocable Trust Agreement of Billy H. Thompson and Alice S Thompson, dated March 24, 2015 from Billy H. Thompson and wife Alice Simpson Thompson, of record in Document # 20150402-0028922.

The said Billy H Thompson having died, and Margaret Mary Dunning was named as Successor Trustee of the Revocable Trust Agreement of Billy H Thompson and Alice S Thompson, dated March 24, 2015. Billy H. Thompson was predeceased by Alice S. Thompson Margaret Mary Dunning and Bryan Dunning are the beneficiaries of the Trust assets.

This is improved property known as: 2804 Donna Hill Drive, Nashville, TN 37214.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands on July 16, 2025.

Margaret Mary Dunning, Successor Trustee of the
Revocable Trust Agreement of Billy H. Thompson and
Alice S. Thompson, dated March 24, 2015

Margaret Mary Dunning, individually

Bryan Dunning

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Margaret Mary Dunning**, who acknowledged that she is the Successor Trustee of the Revocable Trust Agreement of Billy H. Thompson and Alice S. Thompson, dated March 24, 2015 with the authority to sign as Trustee, as well as signing in her individual capacity, and **Bryan Dunning**, with whom I am personally acquainted, or who presented sufficient proof of identity, and who acknowledged that s/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 16 day of July, 2025.

Notary Public

NICHOLAS PERENICH, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3/6/27