This Instrument Prepared By:
Knight Legal
751 Cool Springs Blvd., Ste. 106
Franklin, TN 37067
This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Karen Johnson Davidson County
Batch# 1301683 DEEDQC
07/23/2025 03:48:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250723-0058392

New Owner:	Send Tax Bill:	Map/Parcel
Jesse Lee Baugus 4870 Shasta Drive Nashville, TN 37211	Same as Owner	133 16 0 199.00

STATE OF TENNESSEE)
COUNTY OF Davidson.)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][1][D]).

Ronald Lee Baugus
AFFIANT

Sworn to and subscribed before me this 14 day of July 2025.

Tania Burgos
Notary Public

TANIA BURGOS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Notary Stamp)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **RONALD LEE BAUGUS**, by these present do hereby quitclaim and convey unto **JESSE LEE BAUGUS**, his heirs and assigns, all our right, title and interest in and to the following described tract or parcel of land in Davidson County, Tennessee:

Being Lot No. 69 on the Plan of Welch Meadows Subdivision, Section 2, of record in Book 3700, Page 60, Register's Office for Davidson County, Tennessee.

Said Lot No. 69 fronts 77.71 feet on the easterly margin of Shasta Drive and runs back between lines measuring 142.86 feet on the northerly line and 125.94 feet on the southerly line to a dead line measuring 72.98 feet thereon.

Being the same property conveyed to John Richard Baugus by executor's deed of record in Instrument No. 20250723-0058270, Register's Office for Davidson County, Tennessee.

THIS BEING property known as 4870 Shasta Drive, Nashville, Tennessee 37211.

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

WITNESS MY HAND this 14th day of July, 2025.

By: Ronald Lee Baugus
RONALD LEE BAUGUS

STATE OF TENNESSEE)
COUNTY OF Davidson.)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald Lee Baugus, with whom I am personally acquainted or who provided sufficient evidence proving identity, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at USBank, Mt Juliet Tn, this 14th day of July, 2025.

Tania Burgos
NOTARY PUBLIC
My Commission Expires: 05/08/2028

TANIA BURGOS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Ryan Knight, 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 July 14, 2025.

Affiant Signature

7/22/25
Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 22nd day of July, 2025.

Notary's Signature

My Commission Expires: 01/05/2026
Date

Notary's Seal (if on paper)

