QUITCLAIM DEED

CAMILLE WOODS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-20-2028

AJ-QCD-25-1017-A-B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0 00

Michelle G. Baiman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF July 2025

Camille Woods
Notary Public

MY COMMISSION EXPIRES 02-20-28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and please return to):

Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Rachel Baiman and George Alistair Cloughley Jackson	**Same as New Owners**	**052-09-0-027.00** **052-09-0-028.00**
(NAME) **1017 A Falls Avenue**	(NAME)	
(ADDRESS) **Madison, TN 37115**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson
Batch # 1306476
08/06/2025 02 55 43 PM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20250806-0062541

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

RACHEL BAIMAN, GEORGE ALISTAIR CLOUGHLEY JACKSON, RHON P. BAIMAN, AND MICHELLE G. BAIMAN ("GRANTORS")

BY THESE PRESENTS DO HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

RACHEL BAIMAN AND GEORGE ALISTAIR CLOUGHLEY JACKSON, WIFE AND HUSBAND ("GRANTEES")

THEIR HEIRS, SUCCESSORS, AND ASSIGNS ALL GRANTOR'S RIGHT, TITLE, AND INTEREST IN AND TO THOSE CERTAIN TRACTS OR PARCELS OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

PARCEL 1

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHERLY HALF OF LOT NO. 5 ON THE PLAN OF MONTAGUE FALLS, CHAS. U. COGGIN'S SUBDIVISION OF PART OF TRACT NO. 18 IN THE PLAN OF MONTAGUE, OF RECORD IN PLAT BOOK 421, PAGE 166, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID NORTHERLY HALF OF LOT NO. 5 FRONTS 60 FEET ON THE SOUTHEASTERLY SIDE OF A PRIVATE DRIVE (NOW CALLED FALLS AVENUE) AND RUNS BACK BETWEEN PARALLEL LINES 320 FEET TO THE CUMBERLAND RIVER.

ALSO CONVEYED HEREWITH ARE THE RIGHTS AND OBLIGATIONS TO A SHARED DRIVEWAY EASEMENT AND MUTUAL MAINTENANCE AGREEMENT RECORDED IN INSTRUMENT NUMBER 20170915-0094559, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PARCEL 2

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHERLY HALF OF LOT NO. 5 ON THE PLAN OF MONTAGUE FALLS, CHARLES U. COGGIN'S SUBDIVISION PARTS OF TRACT NO. 18 ON THE PLAN OF MONTAGUE, OF RECORD IN PLAT BOOK 421, PAGE 166, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

SAID SOUTHERLY HALF OF LOT NO. 5 FRONTS 60 FEET ON THE SOUTHEASTERLY

SIDE OF A PRIVATE DRIVE (NOW CALLED FALLS AVENUE) AND RUNS BACK BETWEEN PARALLEL LINES 320 FEET TO THE CUMBERLAND RIVER.

BEING THE SAME PROPERTY CONVEYED TO RACHEL BAIMAN, GEORGE ALISTAIR CLOUGHLEY JACKSON, RHON P. BAIMAN, AND MICHELLE G. BAIMAN, BY QUITCLAIM DEED, FROM RACHEL BAIMAN, RHON P. BAIMAN, AND MICHELLE G. BAIMAN, OF RECORD IN INSTRUMENT NUMBER 20190828-0086550, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

These are **improved** properties known as **1017 A and 1017 B Falls Avenue, Madison, TN 37115.**

Witness our hands this the 1 day of August, 2025.

CAMILLE WOODS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

RACHEL BAIMAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RACHEL BAIMAN**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 1 day of August, 2025

Notary Public

My Commission Expires.

CAMILLE WOODS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

GEORGE ALISTAIR CLOUGHLEY JACKSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GEORGE ALISTAIR CLOUGHLEY JACKSON**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 1 day of August, 2025

Notary Public

My Commission Expires:

RHON P. BAIMAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RHON P. BAIMAN**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 24 day of July, 2025

Notary Public

My Commission Expires.

CAMILLE WOODS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-20-2028

MICHELLE G. BAIMAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MICHELLE G. BAIMAN**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 24 day of July, 2025

Notary Public

My Commission Expires

CAMILLE WOODS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-20-2028