QUITCLAIM DEED

Karen Johnson
Batch # 1324276
09/19/2025 10:54:52 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20250919-0074993

JG-CB-25-5137

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF August, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Gary Chad Baker	**Same as New Owner**	
(NAME)	(NAME)	**098-05-0-146.00**
PO BOX 60824,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SEAN WADE,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **GARY CHAD BAKER** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 46A, Zone Lot Plan Of Hunter's Point, as shown on plat of record in Plat Book 5200, Page 736, amended in Plat Book 6250, Page 274, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Diane Gilmore, unmarried by Warranty Deed from Edward L. Williams, married of record in Instrument No. 20150318-0023474 Register's Office for Davidson County, Tennessee, dated March 18, 2015 and recorded on March 18, 2015.

The said Diane Gilmore having since died on October 9th, 2024, leaving Sean Wade, as sole devisee pursuant to Last Will and Testiment entered into probate under Docket No. 25P-1956, Circuit Court for Davidson County, Tennessee, Probate Division.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **5137 Hunters Point Lane, Hermitage, Tennessee 37076**.

This conveyance is subject to:

- A Deed of Trust by Diane Gilmore, an unmarried woman, trustor, to Fearnley, Martin & McDonald PLLC, trustee, for the benefit of Loandepot.Com, LLC dba Imortgage, beneficiary, to secure a note in the original amount of $ 87,387.00 secured thereby, dated March 13, 2015, and recorded on March 18, 2015, of record as Instrument Number 20150318-0023475, Register's Office for Davidson County, Tennessee.
- A Deed of Trust by Diane Gilmore, an unmarried woman, trustor, to Loretta Connors Owens, trustee, for the benefit of The Housing Fund, INC, beneficiary, to secure a note in the original amount of $ 3,536.00 secured thereby, dated March 18, 2015, and recorded on March 18, 2015, of record as Instrument Number 20150318-0023476, Register's Office for Davidson County, Tennessee.
- A Deed of Trust by Diane Cox Gilmore (aka Diane Gilmore), an unmarried woman, trustor, to Michael D. Martin, trustee, for the benefit of The Tennessee Credit Union, a corporation, beneficiary, to secure a note in the original amount of $ 15,000.00 secured thereby, dated June 11, 2018, and recorded on June 18, 2018, of record as Instrument Number 20180618-0058497, Register's Office for Davidson County, Tennessee.
- A Deed of Trust by Diane Gilmore, an unmarried woman, trustor, to Fearnley, Martin, & McDonald PLLC, trustee, for the benefit of Secretary of Housing and Urban Development, beneficiary, to secure a note in the original amount of $ 1,023.28 secured thereby, dated May 15, 2024, and recorded on June 03, 2024, of record as Instrument Number 20240603-0041222, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

Witness my/our hand(s) this the 11 day of August, 2025.

Sean Wade

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 11 day of August, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212