Karen Johnson Davidson County
Batch# 1327859 DEEDQC
09/29/2025 12:31:30 PM 8 pgs
Fees: $42.00 Taxes: $0.00
20250929-0077324

THIS INSTRUMENT PREPARED BY: Elizabeth Ryder Sykes, Esq., 320 Seven Springs Way, Suite 110, Brentwood, TN 37027; (615) 810-8777

THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION SUPPLIED BY THE PARTIES AND NO INDEPENDENT TITLE SEARCH HAS BEEN CONDUCTED.

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NOS.:
John Franklin Baker, Jr., and Gloria Ann Marakis Baker, Co-Trustees of The Baker Family Trust Agreement	SAME	056 00 0 034.00
5171 Old Hickory Blvd		
Nashville, TN 37218		

QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION, but for the express purpose of making a reconveyance we, **JOHN FRANKLIN BAKER, JR.**, and wife, **GLORIA ANN MARAKIS BAKER, Co-Trustees of THE JOHN FRANKLIN BAKER, JR. AND GLORIA ANN MARAKIS BAKER TENANTS BY THE ENTIRETIES TRUST UNDER AGREEMENT DATED JULY 22, 2016**, do hereby convey to **JOHN FRANKLIN BAKER, JR.**, and **GLORIA ANN MARAKIS BAKER, Co-Trustees of THE BAKER FAMILY TRUST AGREEMENT DATED MARCH 5, 2025**, all of our right, title and interest in the following described tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, State of Tennessee, being located in the 13th Civil District, and situated about 8-1/2 miles from Nashville on the west side of the Sulphur Creek Road, and described as follows:

Beginning in the center of said Road at the southeast corner of a tract of land containing 22.64 acres, conveyed by J.P. Zeigler and wife, Ruth Zeigler to Mrs. Laura May Denton, by deed recorded in the Register's Office of said County, in Book 433, Page 441, being also Zeigler's northeast corner; thence with the center of said Road North 26-1/4° East 12-1/2 poles to a point, North 34° East 18.16 poles to a point, North 19-1/2° East 20 poles to a point, North 15-3/4° East 36-1/2 poles to a point, North 32° East 28 poles to a point, North 1-3/4° East 26 poles to a point North 41° East 8 poles to a point, North 15° West 7 poles to a point, North 31° West 20 poles to the center Back Creek Road; thence down the same South 87° West 14 poles, South 71° West 14 poles, South 83° West 14-1/2 poles, West 32 poles,

South 70° West 18 poles, South 63° West 51-1/2 poles, South 41° West 13-1/2 poles to the northeast corner of a tract of 50 acres of land conveyed by W.E. Hyde and wife to W.L. Bainbridge by deed recorded in the aforesaid Register's Office in Book 251, Page 381; thence with the easterly boundary line of same, South 14° East 33 poles to Seigler's northwest corner; thence with his line South 72° East 27-1/4 poles to a sugar tree; thence South 4-1/2° East 42 poles to a stake; thence South 62-3/4° East 72 poles to the beginning, containing 103.37, more or less.

Included in the above description but specifically excluded herefrom is the following described tract of land, being retained by J.A. Crunk and wife, Ela E. Crunk, according to survey of D.E. Boner, December 11, 1945, as follows:

> Beginning in the center of Old Hickory Boulevard at Zeigler's northeast corner in Owens' west line; thence with the center of said Boulevard North 22° 6' East 300 feet; thence leaving the Boulevard North 63° 45' West 726 feet; thence South 22° 6' West 300 feet to a point in Zeigler's north line; thence along said line, South 63° 45' East 726 feet to the point of beginning.

Also included in the above description but specifically excluded herefrom is the following described tract of land, which was conveyed by Clara C. Baker to John Franklin Baker and wife, Gloria Anne Marakis Baker, by Warranty Deed dated September 9, 1992 and of record in Book 8726, Page 1, said Register's Office:

> BEGINNING at an iron pin, said pin being in the northwesterly margin of Old Hickory Boulevard;
>
> THENCE, with said margin of Old Hickory Boulevard, South 22 degrees 09 minutes 12 seconds West, 646.95 feet to an iron pin;
>
> THENCE, leaving said margin of Old Hickory Boulevard, North 63 degrees 45 minutes 00 seconds West, 688.35 feet to an iron pin;
>
> THENCE, North 03 degrees 20 minutes 38 seconds East, 494.13 feet to an iron pin;
>
> THENCE, South 81 degrees 16 minutes 52 seconds East, 269.80 feet to an iron pin;
>
> THENCE, South 75 degrees 06 minutes 08 seconds East, 436.80 feet to an iron pin;

THENCE, South 72 degrees 29 minutes 06 seconds East, 150.69 feet to the point of beginning, containing 10.13 acres more or less.

BEING, a portion of the property conveyed to J. Frank Baker and wife, Clara C. Baker, by deed from J.A. Crunk and wife, Ela E. Crunk, of record in Book 1339, page 680 said Register's Office.

Also included in the above description but specifically excluded herefrom is the following described tract of land, being the same property conveyed to Andrew Phillip Winecoff and Polyxena Ann Baker Winecoff, husband and wife, by Quitclaim Deed from John Franklin Baker, Jr., Trustee of The John Franklin Baker, Jr. Revocable Trust Agreement dated February 17, 2014 and Gloria Ann Marakis Baker, Trustee of The Gloria Ann Marakis Baker Revocable Trust Agreement dated February 17, 2014, dated May 16, 2016, and recorded May 16, 2016, as Instrument No. 20160516-0048540, in the Register's Office for Davidson County, Tennessee, which was subsequently amended by an Affidavit of Scrivener's Error dated October 14, 2016, and recorded October 20, 2016, as Instrument No. 20161020-0111024, said Register's Office:

Land in Davidson County, Tennessee, being located in the 13th Civil District, and being a portion of the 103.3+\- acre property recorded in Deed Book 20140305-0018342 in the Register's Office, said parcel of land herein being more particularly described as follows:

Beginning at a T-Post found on the southern right-of-way line of Pecan Valley Road, having a 50' right-of-way, said point also being the northeastern corner of the William B. Young property as recorded in Deed Book 20040726-0089252 in the Register's Office of Davidson County, Tennessee; thence, leaving said point, with and along the southern right-of-way line of Pecan Valley Road, North 49 degrees 23 minutes 53 seconds East, 130.28 feet to a point; thence, with a curve to the right having a radius of 572.43, and arc length of 225.48 feet and being subtended by a chord bearing of North 60 degrees 40 minutes 57 seconds East, 224.03 feet to a point; thence, North 71 degrees 54 minutes 10 seconds East, 225.76 feet to a point; thence, with a curve to the left having a radius of 4776.75, and arc length of 212.83 feet and being subtended by a chord bearing of North 70 degrees 37 minutes 35 seconds East, 212.81 feet to a point; thence, North 69 degrees 21 minutes 00 seconds East, 147.87 feet to a capped

iron rod set; thence, leaving said point and the southern right-of-way line of Pecan Valley Road, South 28 degrees 48 minutes 21 seconds West, 70.15 feet to a capped iron rod set; thence, South 15 degrees 05 minutes 35 seconds West, 332.63 feet to a capped iron rod set; thence, South 37 degrees 36 minutes 06 seconds East, 88.43 feet to a capped iron rod set; thence, South 17 degrees 54 minutes 46 seconds West, 169.06 feet to a capped iron rod set; thence, South 74 degrees 49 minutes 41 seconds West, 128.12 feet to a capped iron rod set; thence, South 80 degrees 47 minutes 26 seconds West, 233.91 feet to a capped iron rod set; thence, North 19 degrees 35 minutes 34 seconds West, 217.15 feet to a capped iron rod set; thence, South 71 degrees 52 minutes 02 seconds West, 293.76 feet to a capped iron rod set; thence, North 07 degrees 07 minutes 13 seconds West, 185.45 feet to the POINT OF BEGINNING.

Said parcel of land herein described containing 321,241.976 Square Feet or 7.37 ± Acres.

Also included in the above description but specifically excluded herefrom is the following described tract of land, which was conveyed to Monica Lynne Baker, unmarried, by Warranty Deed from John Franklin Baker, Jr. and Gloria Anne Marakis Baker, Co-Trustees of the John Franklin Baker, Jr. and Gloria Ann Marakis Baker Tenants by the Entireties Trust under Agreement dated July 22, 2016, dated December 30, 2019 and recorded on January 2, 2020 in Instrument No. 20200102-0000540, Register's Office for Davidson County, Tennessee:

A tract of land being located in Davidson County, Tennessee, being a portion of the John Franklin Baker, Jr. property as described in Instrument No. 20161117- 0121405, in the Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Beginning at a 5/8" iron rod found at the Northeast corner of the John Franklin Baker Jr. property as recorded in Instrument No. 20161117-0121403, in the Register's Office for Davidson County, Tennessee, being located on the West right- of-way line of Old Hickory Boulevard, having a right-of-way width of 50 feet and the same point also being the southeast corner of the property being herein described; thence, leaving the west right-of-way line of Old Hickory Boulevard, with and along the North property line of the aforementioned John Franklin Baker Jr. property, North 67 degrees 59 minutes 31 seconds West, 149.76 feet to a point; thence, North 70 degrees 36 minutes

33 seconds West, 436.80 feet to a capped iron rod set; thence, North 76 degrees 47 minutes 17 seconds West, 269.80 feet to a 5/8" iron rod found at the Northwest corner of the aforementioned John Franklin Baker Jr. property; thence, North 07 degrees 50 minutes 13 seconds East, 317.50 feet to a capped iron rod set; thence, North 53 degrees 49 minutes 49 seconds East, 644.75 feet to a capped iron rod set; thence, leaving said point, South 63 degrees 17 minutes 34 seconds East, 653.10 feet to a capped iron rod set on the Western right-of-way line of Old Hickory Boulevard; thence, leaving said point, with and along the west right-of-way line of Old Hickory Boulevard, South 26 degrees 40 minutes 13 seconds West, 743.43 feet to the POINT OF BEGINNING, as shown on a drawing labeled Proposed Parcel of Land for Monica Baker as prepared by Clint Elliott Survey, stamped and dated December 11, 2019 by G. Scott Carter, Professional Land Surveyor License No. 2391, containing 662,261.365+/- square feet or 15.20 Acres, more or less. This 15.20 acre tract is now known as : 5183 Old Hickory Blvd Nashville, TN 37218 (Map & Parcel No. 056-141.00)

Being the same property conveyed to **JOHN FRANKLIN BAKER, JR., and wife, GLORIA ANN MARAKIS BAKER, Co-Trustees of THE JOHN FRANKLIN BAKER, JR. AND GLORIA ANN MARAKIS BAKER TENANTS BY THE ENTIRETIES TRUST UNDER AGREEMENT DATED JULY 22, 2016**, from **JOHN FRANKLIN BAKER, JR., and wife, GLORIA ANN MARAKIS BAKER**, by Quitclaim Deed dated October 25, 2016, of record in Instrument No. 20161117-0121405, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 0 Old Hickory Boulevard, Nashville, TN 37218.

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 26th day of September, 2025.

THE JOHN FRANKLIN BAKER AND GLORIA ANN MARAKIS BAKER TENANTS BY THE ENTIRETIES TRUST UNDER AGREEMENT DATED JULY 22, 2016

BY: _____
JOHN FRANKLIN BAKER, JR.

ITS: Co-Trustee

BY: _____
GLORIA ANN MARAKIS BAKER

ITS: Co-Trustee

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN FRANKLIN BAKER, JR.**, and **GLORIA ANN MARAKIS BAKER**, Co-Trustees of **THE JOHN FRANKLIN BAKER AND GLORIA ANN MARAKIS BAKER TENANTS BY THE ENTIRETIES TRUST UNDER AGREEMENT DATED JULY 22, 2016**, with whom I am personally acquainted, and who acknowledged as Co-Trustees of the Trust that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office in Brentwood, Tennessee, on this the 26th day of September, 2025.

_____
Notary Public

My commission expires: _____

ELIZABETH RYDER SYKES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-04-2027

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value of this transfer is $ - 0 - .

Gloria Ann Tharakis Baker
Affiant

Sworn to and subscribed before me this
26th day of September, 2025.

Elizabeth Ryder Sykes
Notary Public

My commission expires: _____

ELIZABETH RYDER SYKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-04-2027

CERTIFICATE OF AUTHENTICITY

I, Elizabeth Ryder Sykes, 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 **September 26, 2025**.

September 29, 2025
Date

Elizabeth Ryder Sykes
Elizabeth Ryder Sykes

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this **29th** day of **September, 2025**.

Linda J. Williams
Notary Public

My commission expires:

March 3, 2026

LINDA J. WILLIAMS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026