Karen Johnson Davidson County
Batch# 1327859 DEEDQC
09/29/2025 12:31:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250929-0077325

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 0 065.00
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:

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 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. 20161117-0121403, Register's Office for Davidson County, Tennessee.

This is improved property known as 5171 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.
JOHN FRANKLIN BAKER, JR.

ITS: Co-Trustee

BY: Gloria Ann Marakis Baker
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.

Elizabeth Ryder Sykes
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 Marakis 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