QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF OCTOBER 2025.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1335994 DEEDQC
10/20/2025 11:36:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251020-0083351

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

THIS INSTRUMENT WAS PREPARED BY:
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
GREGORY BAKER & ELIZABETH BAKER	**Same**	
(NAME)	(NAME)	**071-15-0-450.00**
3387 McKown Rd		
(ADDRESS)	(ADDRESS)	
Douglasville, GA 30134		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **NICOLE FISCHER, MARRIED** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **GREGORY BAKER, MARRIED, AND ELIZABETH BAKER, MARRIED,** ("GRANTEE") HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 43 ON THE PLAN OF SHARPE AND HORNS 1ST ADDITION TO NORTH EAST NASHVILLE OF RECORD IN PLAT BOOK 57, PAGE 152, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

SAID LOT FRONTS 50 FEET ON THE EASTERLY SIDE OF STAINBACK AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 153 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO GREGORY BAKER, MARRIED, BY WARRANTY DEED FROM JUSTIN HERRERA, UNMARRIED, OF RECORD IN INSTRUMENT NO. 20230601-0041540 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

FURTHER BEING THE SAME PROPERTY CONVEYED TO GREGORY BAKER, MARRIED, NICOLE FISCHER, MARRIED AND ELIZABETH BAKER, MARRIED, BY QUITCLAIM DEED FROM GREGORY BAKER, MARRIED, OF RECORD IN INSTRUMENT NO. 20230726-0057796 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY REFERENCED AS: 1215 STAINBACK AVENUE NASHVILLE, TN 37207.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness our hands this the 14 day of October 2025.

NICOLE FISCHER

STATE OF Georgia
COUNTY OF Douglas

Before me personally appeared **NICOLE FISCHER** to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14th day of October 2025.

Savy Garcia
Notary Signature

My commission expires:
July 8, 2029

SAVY A GARCIA
NOTARY
PUBLIC
DOUGLAS COUNTY, GEORGIA

Certificate of Authenticity

I, JOHN HINTON, 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 10/14/2025.

Date

Affiant Signature

10/20/2025
Date

State of TENNESSEE

County of WILLIAMSON

Sworn to and subscribed before me this 20 day of October, 2025.

Notary's Signature

My Commission Expires: 10/10/26
Date

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

Notary's Seal (if on paper)