Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Yafa Baer, Trustee **1038 Caldwell Lane** **Nashville, TN 37204**	**117 16 0 230.00**	**SAME**
This instrument prepared by: Carter Shelton Jones, PLC 2021 Richard Jones Road, Suite 240, Nashville, TN 37215		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Yafa Baer, unmarried** (the "Grantor"), by these present hereby transfers, assigns, and quitclaims to **Yafa Baer, Trustee of the Yafa Baer Revocable Trust dated October 16, 2025** (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **1038 Caldwell Lane, Nashville, TN 37204**

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

Karen Johnson Davidson County
Batch # 1336171 DEEDQC
10/21/2025 08:45:27 AM 3 pgs
Fees $17.00 Taxes $0.00

20251021-0083571

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-

Affiant

Subscribed and sworn to before me this 16th day of October, 2025

KATIE CESERETTI
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires. 06/20/2027

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Warner Jones or Carter Shelton Jones, PLC perform a title examination, and that neither Warner Jones nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 16th day of October, 2025.

YAFA BAER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 16th day of October, 2025

Notary Public

My Commission Expires:
04/20/2027

KATIE CESERETTI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being Lot No 1-A on the Plan of Resubdivision Part of Lots 38 and 39, O. F Noel's Plan of Lots called "Noelton" Plan, not of record, of record in Plat Book 5800, page 378, as amended in Zone Lot Division Lots 1, 2 and 4, Resubdivision of Part of Lots 38 and 39, O F Noel's Plan of Lots called "Noelton" of record in Plat Book 6250, page 151, Register's Office for Davidson county, Tennessee

Said Lot No. 1-a fronts 47.79 feet on the northerly margin of Caldwell Lane and extends back 199.15 feet on the esterly line and 200.22 feet on the westerly line to a dead line in the rear, measuring 24.43 feet thereon.

This conveyance is subject to all matters appearing on the plan of record in Book 6250, page 151, said Register's Office.

BEING the same property conveyed to Yafa Baer, unmarried, from Dorothy L Goode, unmarried, by warranty deed filed for record on December 19, 2011, Instrument Number 20111219-0098489, as of record in the Register's Office for Davidson County, Tennessee.