Karen Johnson Davidson County
Batch# 1360303 DEEDQC
12/19/2025 02:33:30 PM 11 pgs
Fees: $57.00 Taxes: $0.00
20251219-0101116

This Instrument Prepared By:
Lesley Felton
Reno & Cavanaugh, PLLC
424 Church Street, Suite 2910
Nashville, TN 37219

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills to:	Parcel ID.
Lois Harris 3518 Libby Ct. Oakland, California 94619	Lois Harris 3518 Libby Ct. Oakland, California 94619	08115057700

For and in consideration of the sum of ONE DOLLAR and 00/100 Dollars ($1.00), the receipt and sufficiency of which are hereby acknowledged, **JILL ANNE BAKER,** a widowed individual residing in the State of Illinois, by Jeffrey Charles Baker, as Attorney-In-Fact, pursuant to Power of Attorney dated April 23, 2021 as shown on Exhibit A attached hereto and incorporated herein by reference ("Grantor"), does hereby quitclaim unto **LOIS HARRIS,** an individual residing in the State of California ("Grantee"), her heirs, successors and assigns, all of Grantor's rights, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described on Exhibit B attached hereto and incorporated herein by this reference together with all improvements, buildings, and structures located thereon (the "Property").

The Property is improved property known as 1734 Jefferson Street, Nashville, Tennessee 37208.

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

The Property herein conveyed does not constitute the homestead property of the Grantor.

Witness my hand this 11th day of November, 2025.

Jill Anne Baker,
by Jeffrey Charles Baker
her attorney-in-fact

Jill Anne Baker, by Jeffrey Charles Baker,
her attorney-in-fact

STATE OF Illinois)
COUNTY OF Kane)

Personally appeared before me, Susan J. Barucca a Notary Public of said County and State, Jeffrey Charles Baker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Jill Anne Baker, and who acknowledged that he/she executed the within instrument for the purposes therein contained as the free act and deed of Jill Baker, a widowed individual.

Witness my hand and seal, at Office in St. Charles, IL this 11 day of November, 2025.

Susan J. Barucca
Notary Public

My Commission Expires: 8/29/26

SUSAN J BARUCCA
Official Seal
Notary Public - State of Illinois
My Commission Expires Aug 29, 2026

Exhibit A

(Power of Attorney)

LAW OFFICES OF GEORGE N. NAM

PEARLRIDGE OFFICE (Main Office):
98-211 Pali Momi Street, Suite 811
Aiea, Hawaii 96701
Tel: (808) 487-WILL (9455)
Fax: (808) 487-9406

ALA MOANA OFFICE:
1441 Kapiolani Boulevard, Suite 1711
Honolulu, Hawaii 96814
Tel: (808) 943-1711
Fax: (808) 487-9406

POWER OF ATTORNEY

Name of this document:	POWER OF ATTORNEY
Maker:	JILL ANNE BAKER
ID of Maker:	Maker is a widow, of the City and County of Honolulu, State of Hawaii.
Attorneys in Fact:	JEFFREY CHARLES BAKER. Should JEFFREY CHARLES BAKER be unable to serve as my Attorney in Fact, then I appoint SUZANNE M. BAKER SHOUP. Should SUZANNE M. BAKER SHOUP be unable to serve as my Attorney in Fact, then I appoint DANIEL D. SHOUP.
Address of Attorney in Fact and Agent:	_____
	_____
Type of Power of Attorney:	Complete, General, and Durable
Effective Date of Power of Attorney:	APR 2 3 2021, together with possession of an original or copy of this document by the Attorney in Fact.

Maker appoints Attorney in Fact, as a true and lawful Attorney for Maker and in Maker's place and stead and for Maker's use and benefit, to do any and all of the following acts:

1. Real Estate. To buy, sell, convey, exchange, lease, rent, mortgage, including reverse mortgages, encumber, repair and subdivide real estate;

2. Financial Assets. To invest, reinvest and divest financial assets;

3. Goods and Merchandise. To buy, sell, lease, rent, mortgage and pledge goods, merchandise and personal property and the transfer of all personal property including but not limited to shipping and/or transportation interstate within the United States of America and outside the United States of America;

4. Business. To continue, conduct and operate business;

5. Indebtedness. With respect to any indebtedness, secured or unsecured:

i) To continue the same upon and after maturity, with or without renewal or extension;

ii) To foreclose any security for such indebtedness, to purchase any property securing such indebtedness and to acquire any property by conveyance from the debtor in lieu of foreclosure;

iii) To demand, collect, recover and receive money due, owing and payable;

6. Contracts. To enter into contracts;

7. Agreements. To carry out the terms of any valid agreements;

8. Execute Instruments. To sign, seal, execute, acknowledge and deliver instruments including endorsements on notes, checks, drafts and certificates;

9. Insurance. To purchase and carry insurance against hazards, including public liability; to pay premiums assessments and proper charges on any policies or life insurance taken out by the Maker; and to exercise all or any rights granted under such policies;

10. Deal With Fiduciaries. To purchase from, borrow from, sell to and generally to deal with partnerships, corporations and financial or business organizations;

11. Deposit and Withdrawal. To deposit and withdraw funds, including opening and closing accounts in one or more banks, savings and loans, credit unions or trust institutions, including the banking department of a corporate trustee;

12. Litigation. To prosecute or defend judicial and administrative proceedings; and to compromise, arbitrate and submit to judgment in any such action;

202512190101116

13. Settle Claims. To pay, contest or otherwise settle claims, including taxes, assessments and expenses, by litigation, compromise, arbitration or otherwise;

14. Exercise Rights. To sell or exercise stock subscription rights, participate in foreclosures, reorganizations, recapitalizations, consolidations, mergers, liquidations, or other corporate adjustments, to enter into voting trust agreements or other similar arrangements, and to consent to the corporate sales, leases or encumbrances;

15. Establish Margin Accounts. To buy, sell and trade in securities, commodities, stocks, bonds, options, futures, options on futures or any derivative instrument of the foregoing, of any nature, including short sales, on margin, and for such purposes may maintain and operate margin accounts with brokers, and may pledge any securities held or purchased by it with such brokers as security for loans and advances;

16. Safe Deposit Boxes. To open, have access to, add to and remove the contents from one or more safe deposit boxes;

17. Voting. To vote, in person or by proxy, shares of stock or other securities;

18. Borrow. To borrow money and pledge or mortgage any real estate for security;

19. Taxes. To compute, file and amend any Federal or State Tax Returns and to deal with, negotiate and enter agreements with the Internal Revenue Service and State Revenue agents; including claims for refund and all other reports, applications and petitions required or permitted by government;

20. Deferred Income Plan. To deal with Pension Plans, Retirement Plans, IRA Accounts and to exercise any ownership rights the Maker may have now or may have in the future pertaining to any qualified retirement plans and Individual Retirement Accounts, including but not limited to the right to change the beneficiary or beneficiaries of such plans and accounts and to apply for and receive benefits or distributions from such plans and accounts, and to sign, seal, verify, acknowledge and deliver any documents necessary to exercise such rights;

21. Gifts. To make gifts to any and all donees including the Attorney in Fact, and for any purpose including Medicaid taxes and liability;

22. Benefits. To deal with the Social Security Administration and State Department of Human Services;

23. Life Insurance. To purchase, renew, extend and cancel life insurance, whether term or whole life, including long term disability insurance, casualty insurance, catastrophic illness insurance;

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24. Living Trusts. To create, execute and fund living trusts whether revocable or irrevocable, including the right to name the Attorney in Fact as Trustee, however, the distribution of said trusts shall be consistent with the Maker's distribution pursuant to an existing will, trust, or in the absence of such, by statute; to amend an existing revocable living trust, or to resign the Maker as Trustee or Successor Trustee of an existing revocable living trust, however, the powers described herein shall not authorize the performance of any duties on behalf of the Maker as Trustee of an existing revocable living trust;

25. Advance Health Care Directive. To create, authorize and execute advance health care directives;

26. Disability. The Power of the Attorney in Fact to act in accordance with the foregoing shall not be affected by any disability or incapacity suffered by Maker subsequent to the Date of Power of Attorney. All acts done by the Attorney in Fact pursuant to this Power during any period of disability or incompetency of Maker shall have the same effect and inure to the benefit of and bind, Maker, its heirs, devisees and personal representatives as if Maker were alive, competent and not disabled;

27. Access To Digital Assets. To exercise all powers that an absolute owner would have and any other powers appropriate to achieve the proper investment, management, and distribution of: (1) any kind of computing device of mine; (2) any kind of storage device or medium of mine; (3) any electronically stored information of mine; (4) any user account of mine; and (5) any domain name of mine; to obtain copies of any electronically stored information of mine from any individual or entity that possesses, custodies, or controls that information; to authorize any individual or entity that possesses, custodies, or controls any electronically stored information of mine or that provides to me an electronic communication service or remote computing service, whether public or private, to divulge to my agent: (1) any electronically stored information of mine; (2) the contents of any communication that is in electronic storage by that service or that is carried or maintained by that service; and (3) any record or other information pertaining to me with respect to that service (This authorization is to be construed to be my lawful consent under the Revised Uniform Fiduciary Access to Digital Assets Act; the Electronic Communications Privacy Act of 1986, as amended; the Computer Fraud and Abuse Act of 1986, as amended; and any other applicable Federal or state data privacy law or criminal law.); to employ any consultants or agents to advise or assist my agent in decrypting any encrypted electronically stored information of mine or in bypassing, resetting, or recovering any password or other kind of authentication or authorization, and I hereby authorize my agent to take any actions to access: (1) any kind of computing device of mine; (2) any kind of data storage device or medium of mine; (3) any electronically stored information of mine; and (4) any user account of mine (The terms used in this paragraph are to be construed as liberally as possible, and the term "user account" includes without limitation an established relationship between a user and a computing device or between a user and a provider of Internet or other network access, electronic communications services, or remote computing services, whether public or private.).

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GIVING AND GRANTING unto said Attorney full power and authority to do and perform any and all acts and deeds as fully and effectually to all intents and purposes as Maker if personally present, the powers enumerated above being in aid of the general powers herein granted and not in limitation thereof; and hereby ratifying all that said Attorney shall lawfully do or cause to be done by virtue of these presents.

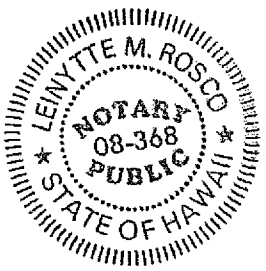
IN WITNESS WHEREOF, Maker by signature below, executes, acknowledges and signifies these presents:

Jill Anne Baker

JILL ANNE BAKER

STATE OF HAWAII)
) SS.
CITY AND COUNTY OF HONOLULU)

On APR 2 3 2021, before me personally appeared JILL ANNE BAKER, to me personally known, who, being by me duly sworn or affirmed, did say that such person executed this 5 page *POWER OF ATTORNEY* dated APR 2 3 2021, in the First Circuit of the State of Hawaii, as such person's free act and deed, and if applicable in the capacity shown, having been duly authorized to execute such instrument in such capacity.



Leinytte M. Rosco

Notary Public, State of Hawaii
My commission expires: 8/24/2024

Exhibit B

(Legal Description)

Land in Davidson County, Tennessee, being Lot No. 44, on the Map of J. M. and T. J. Harding's Subdivision, of record in Plat Book 21, Page 81, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Less and Except that portion of property conveyed in Book 4225 Page 296 and Book 5253, Page 233, Register's Office for Davidson County, Tennessee, to which deeds reference is here made for a more complete description of the excluded property.

Being part of the same property conveyed to Luther C. Harris and wife, Helen Louise Watkins Harris by Warranty Deed from W. H. Lavine, Trustee of record in Book 1974, page 537, Register's Office for Davidson County, Tennessee, dated October 06, 1947 and recorded on May 28, 1951.

The said Luther C. Harris died on January 29, 1961, leaving Helen Louise Watkins Harris as the surviving tenant by the entirety.

The said Helen Louise Watkins Harris later remarried, and became known as Helen Louise Harris McAlpin.

The said Helen Louise Harris McAlpin died on September 30, 2003, and by her Last Will and Testament filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, as Docket No. 03P-1657, devised the subject property to Luther Conrad Harris, Jr., Lois Juanita Saffold and Anderson Eugene Harris, a one-third share each.

Being a portion of the same property devised to Luther Conrad Harris, Jr. who subsequently died intestate, which Affidavit of Heirship recorded in Instr. No. _202512190101115_, in the Register's Office of Davidson County, Tennessee confirmed his only heirs at law to be his son Luther Harris aka Luther Harris III, and his wife Jill Baker.

STATE OF TENNESSEE

COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 26th day of November 2025.

Notary Public

My Commission Expires: 9/5/2028

4922-8402-3932, v. 1

BETHANY SCHULTZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Jimmy Spruill, do hereby make oath that I am a licensed attorney and/or 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 11/11/2025 (date of document).

J Spruill
Affiant Signature

12-19-2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 19 day of December, 2025.

Mandy Catalanotto
Notary's Signature

My Commission Expires: 11/8/27

