Karen Johnson Davidson County
Batch# 1371845 DEEDQC
01/22/2026 02:40:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260122-0005427

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (BHS)
21 Platform South, Suite 3500
Nashville, TN 37203

QUITCLAIM DEED

Address New Owner	Send Tax Bills To:	Map-Parcel Number
Nancy Lee Baker, Trustee Nancy Lee Baker Revocable Trust 6306 Ramsgate Ct. Brentwood, TN 37027	Same	117-14-0-069.00 Davidson County

For good and valuable consideration, the receipt of which is hereby acknowledged, I, NANCY LEE BAKER (the "Grantor"), hereby quitclaim and convey to NANCY LEE BAKER, as Trustee of the NANCY LEE BAKER REVOCABLE TRUST dated January 14, 2026, her successors in trust and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of her right, title and interest in that certain real property in Davidson County, Tennessee described as follows:

Being lot No. 3 on the plan of sugar Tree Subdivision, as of record in book 1424, page 100, Register's Office for said County, described as follows:

Beginning on the southerly margin of Abbott-Martin Road at the corner of lots Nos. 2 and 3; thence with the line between said two lots, southwardly 170 feet to the corner of lots Nos. 2, 3 and 4; thence with the line between said lots Nos. 3 and 4, eastwardly 139 feet to the westerly margin of Cross Creek Road; thence with said Road, northwardly 144.9 feet to the beginning of a curve; thence around said curve with a radius of 25 feet, northwestwardly 39.4 feet to the southerly margin of Abbott-Martin Road; thence with said Road, westwardly 113.9 feet to the beginning.

Being the same property conveyed to Charles E. Baker and wife, Nancy Lee Baker, by Paula M. Shields, Wallace R. Massey and Fred H. Massey by Warranty Deed, of record in Book 3564, Page 299, and recorded November 30, 1962, Register's Office for Davidson County, Tennessee; Charles E. Baker having died on January 23, 2002.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

The above description is the same as in the prior deed.

This is improved property known as 2301 Abbott Martin Rd., Nashville, TN 37215.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 14th day of January, 2026.

Nancy Lee Baker
NANCY LEE BAKER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Nancy Lee Baker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 14th day of January, 2026.

Teresa Williams
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Teresa Williams
Notary Public
My Commission Expires: 03/06/2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.

Blair Smith
Affiant

Subscribed and sworn to before me, this 21 day of January, 2026.

SHARON S. MEYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Jan. 24, 2029

Sharon S. Meyer
Notary Public
My Commission Expires: 01-24-2029

48092351.1

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 Jan 14, 2026 (date of document).

Affiant Signature

01/21/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21 day of January, 2026.

Emerald L. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

EMERALD S. BURNS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

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