THIS INSTRUMENT PREPARED BY and
When Recorded Please Return To:
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125
Franklin, TN 37067

File No.: 2026-0028

Karen Johnson Davidson County
Batch# 1376994 DEEDQC
02/06/2026 12:58:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260206-0008762

QUIT CLAIM DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel No(s).
Monica Lynne Baker 5149 Old Hickory Blvd. Nashville, TN 37218	Monica Lynne Baker 5149 Old Hickory Blvd. Nashville, TN 37218	056-00-0-135.00

THIS INDENTURE made this 20 day of January, 2026 between, **John F. Baker, Jr. and Gloria M. Baker, Husband and Wife** , First Party, and **Monica Lynne Baker, a single woman**, Second Party:

WITNESSETH

THAT SAID First Party, for and in consideration of the sum of No Dollars And No/100 Dollars ($0.00) and other good and valuable consideration, to us in hand paid by Second Party, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUIT CLAIMED any interest grantor may have, and do hereby bargain, sell, remise, release and QUIT CLAIM unto said party of the second part, the following described premises, to wit:

A tract of land in Davidson County, Tennessee, described according to a copy of a survey by D. E. Boner, Surveyor, December 11, 1945, as follows:

Beginning at an iron pin in the center line of Old Hickory Boulevard, at Zigler's Northeast corner; thence along the center of said Boulevard, North 22 degrees 06 minutes East 300 feet to a point in J. Frank Baker's line; thence along Baker's South line, North 63 degrees 45 minutes West 726 feet; thence South 22 degrees 06 minutes West 300 feet to Zigler's North line; thence with Zigler's line, South 63 degrees 45 minutes East 726 feet to the beginning, containing 5 acres, more or less.

Being the same property conveyed to Nicholas W. Fischer, single man by Warranty Deed from John Franklin Baker, Jr., Trustee of the John Baker, Jr. Revocable Trust under agreement dated February 17, 2014 and Gloria Ann Marakis Baker, Trustee of the Gloria Ann Marakis Baker Revocable Trust under agreement dated February 17, 2014 of record in Instrument No. 20160630-0066802, Register's Office for Davidson County, Tennessee, dated June 24, 2016 and recorded on June 30, 2016.

Being the same property conveyed to Monica Lynne Baker, an unmarried woman and John F. Baker, Jr. and Gloria M. Baker, husband and wife by Warranty Deed from Nicholas W. Fischer, single man of record in Instrument No. 20241121-0091068, Register's Office for Davidson County, Tennessee, dated November 08, 2024 and recorded on November 21, 2024.

Being the same property conveyed to _____ by _____ in an instrument dated _____ and recorded _____ in _____.

The preparer of this deed makes no representation as to the status of title to the property described herein. This deed has been prepared solely from information furnished to the preparer who makes no representation other than that it has been accurately transcribed from information provided.

Whenever in the instrument a pronoun is used, it shall be construed to represent either singular or plural as the case may demand.

Witness my hand and seal this 20th day of January, 2026.

John F. Baker, Jr

Gloria M. Baker

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Signed and sworn to before me the 20th day of January, 2026, by John F. Baker, Jr. and Gloria M. Baker.

Notary Public

Affix stamp/seal: 3-23-27

Amelia Swanson State of Tennessee Notary Public Williamson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration of this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 20th day of January, ____.

Notary Public

My Commission Expires: 11/14/2028

CAROLYN CURDO STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

True Copy Certification

I, Yvette Meldrum, 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 1/22, 2026

Affiant Signature 1/22/26 Date

State of Tennessee
County of Williamson,

Sworn to and subscribed before me this 22nd day of January, 2026.

Notary's Signature

My Commission Expires: 11/14/2028

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY