Karen Johnson Davidson County
Batch# 1384938 DEEDQC
02/24/2026 12:46:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260224-0014596

RECORDING INFO	STATE OF TENNESEE) COUNTY OF ROBERTSON) The actual consideration for this transfer is $0. Cynthia Hambrick Affiant Sworn to and subscribed before me this 24 day of February, 2026. Patti Robitaille Notary Public My Commission Expires: PATTI ROBITAILLE STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires 03-03-2027
PREPARED BY AND RETURN TO: Valerie Webb & Associates PLLC 3037 Highway 31W P.O. Box 887 White House, TN 37188	

DISCLAIMER: This instrument was prepared without the benefit of a title search and/or title examination, and the preparer assumes no responsibility for (i) the accuracy of the information contained herein or provided by the parties hereto or (ii) for any consequences or effects of this conveyance, including but not limited to the triggering of any "due-on-sale" clause or the violation of any covenant or obligation of any party hereto. The preparer has not provided any tax advice, including, but not limited to, income or gift tax advice, to any party hereto regarding this conveyance, and the preparer has not filed and will not file any tax returns regarding the same. The preparer has not conducted a closing or settlement in relation to this conveyance, nor has the preparer held or disbursed any earnest money or purchase funds in relation to the same.

QUITCLAIM DEED

(Subject to Retained Life Estate)

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Cynthia Hambrick and Eric Demond Baker 2704 Stokers Lane South Nashville, TN 37207	New Owner(s)	Map 070 03 0 A Parcel 033.00 CO

THIS QUITCLAIM DEED is made and effective as of the 24 day of February, 2026 (the "***Effective Date***"), by and between:

CYNTHIA HAMBRICK and ERIC DEMOND BAKER, as tenants in common with the right of survivorship (***"Grantor")*** and

ERIC DEMOND BAKER, AN UNMARRIED MAN ("***Grantee***").

GRANTOR, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, conveys and quitclaims to **GRANTEES** all their right, title, and interest (with the exception of a life estate retained by Grantor, as described herein) in and to certain tract of land in Davidson County, Tennessee, described as follows, to-wit (the "***Property***"):

> Being Lot No. 33 on the plan of Phase II, Nocturne Forest, of record in Inst. No. 20000602-0055004, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Cynthia Hambrick, an unmarried woman, by deed from Gerald T. Washington and wife, Barbara H. Washington, by instrument executed on June 30, 2010, which is of record in Inst. No. 20100701-0051444 Register's Office for Davidson County, Tennessee.
>
> THIS conveyance is subject to matters on the plan of record in Inst. No. 20000602-0055004 Register's Office for Davidson County, Tennessee, and, to restrictions, declarations, dedications, agreements memorandums, assessments, covenants, conditions and/or easements of record against said property, which are of record in said Register's Office; especially to matters of record as Inst. No. 200001115-0113379, and as Inst. No. 20040210-0016034, all in said Register's Office.

Description taken from previous Deed of record.

Being the same property conveyed to Cynthia Hambrick and Eric Demond Baker, as tenants in common with the right of survivorship, from Cynthia Hambrick by Quitclaim Deed dated January 14, 2025 and filed January 21, 2025 as of record in Instrument Number 20250121-0004261 in the Register's Office of Davidson County, Tennessee.

This is improved property known as 2704 Stokers Lane South, Nashville, TN 37207.

The Property is conveyed subject to such limitations, restrictions, encumbrances, and other matters, whether or not of record, as may affect the Property. Additionally, notwithstanding anything herein to the contrary, Grantor hereby retains, and the Property is hereby conveyed subject to, a life estate in the Property.

TERMS OF LIFE ESTATE

CYNTHIA HAMBRICK, (life tenant) shall retain the right to use, occupy and possess the real estate described herein for the remainders of her life and shall have full power to use and dispose of the entire distributable income from said real property and shall be responsible for payment of real estate taxes thereon. The life tenant shall have the right to execute leases, geophysical exploration agreements, and perpetual easements and grant of right of way shall be binding upon the remainder estate. The life tenant shall receive all royalties, rents leases, and geophysical exploration, easement, and right of way payments paid on account of the land during her lifetime. Life tenant may commit waste on the premises if she desires to do so.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed or has caused the same to be executed as of the Effective Date.

GRANTOR:

Cynthia Hambrick

CYNTHIA HAMBRICK

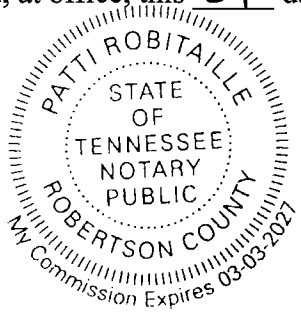
Eric D Baker

ERIC DEMOND BAKER

STATE OF TENNESSEE)
COUNTY OF Robertson)

Personally appeared before me, the undersigned Notary Public for the aforesaid State and County, CYNTHIA HAMBRICK and ERIC DEMOND BAKER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24 day of February, 2026.



Patti Robitaille

Notary Public

My Commission Expires: _____

TRUE COPY CERTIFICATION

I, Cynthia Hambrick, 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 the 24 day of February, 2026 (date of document).

Cynthia Hambrick
Affiant Signature

Date: 2/24/2026

STATE OF TENNESSEE)
COUNTY OF Robertson)

Sworn to and subscribed before me this 24 day of February, 2026.

Patti Robitaille
Notary Public

My Commission Expires: _____

PATTI ROBITAILLE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 03-03-2027