QUITCLAIM DEED

Karen Johnson
Batch # 1402414
04/07/2026 08:55:54 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260407-0027645

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF APRIL, 2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-19-27

RUFFIN CRAIG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

The Law Office of S. Ruffin Craig, Jr., PLLC
750 Old Hickory Blvd.
Bldg. Two, Suite 150
Brentwood, Tennessee 37027

This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
A. Terry Baskin and Donna H. Baskin, Co-Trustees of the Baskin Family Revocable Trust	New Owner	06513011200
(NAME)	(NAME)	
1100 Safety Harbor Cove		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Zero Dollars ($0.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **A. Terry Baskin, ("Grantor")**, does hereby release, quit claim and convey unto **A. Terry Baskin and Donna H. Baskin, Co-Trustees of the Baskin Family Revocable Trust U/A dated April 2, 2026, ("Grantee")**, all of Grantor's one-half joint tenant interest in and to a certain tract or parcel of real estate located in Davidson County, Tennessee, described as follows to wit:

BEING Lot No. 2-B, Zone Lot Division of Lot 2, Sherwood Forest, Section I, of record in Book 6200, page 123, amending Plat Book 4175, page 53, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more detailed description thereof.

BEING the same property conveyed to Donald R. Baskin and A. Terry Baskin, as joint tenants, by Quitclaim Deed from J. Bake Freeman, dated February 9, 2011, and filed in Instrument No. 20110210-0011701, said Register's Office.

The above described property is investment property and has no homestead privileges.

Improved property known as 4806 Big Horn Drive, Old Hickory, TN 37138.

The legal description contained herein is the same as that contained in the previous deed of record.

WITNESS MY HAND this 2 day of April, 2026.

A. Terry Baskin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 2 day of April, 2026, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **A. Terry Baskin**, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Notary Public

Commission expires: 4-10-27

RUFFIN CRAIG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON