QUITCLAIM DEED

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

Davidson County
DEEDQC
2 pgs

20260407-0027646

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	64-3-C-29
(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 and wife, Donna H. Baskin, ("Grantors")**, do 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 Grantors' 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. 208 on the Final Plat of Phase Four, Section One, Brandywine Pointe, as of record in Book 7900, pages 550 and 551, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being part of the same property conveyed to A. Terry Baskin and wife, Donna H. Baskin, by deed from Brandywine Pointe Partners, L.P., a Tennessee Limited Partnership, of record in Book 9020, page 449, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

The conveyance of the above described parcel of land is subject to the following:

1. Declaration of Covenants, Conditions and Restrictions of record in Book 8980, page 59, as amended in Book 9010, page 627, Register's Office for Davidson County, Tennessee.

2. All matters shown on the Final Plat of Phase Four, Section One, Brandywine Pointe Subdivision, as of record in Book 7900, pages 550 and 551, Register's Office for Davidson County, Tennessee.

Improved property known as 1100 Safety Harbor Cove, Old Hickory, TN 37138.

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

WITNESS OUR HANDS this 2 day of April, 2026.

A. Terry Baskin

Donna H. 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** and **Donna H. Baskin**, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Notary Public

Commission expires: 4.19.27

RUFFIN CRAIG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON