Karen Johnson Davidson County
Batch# 1425459 DEEDQC
05/27/2026 10:46:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260527-0048014

Prepared and Return to:
Amy Cross Nance Attorney At Law, PLLC
103 Forrest Crossing Blvd Suite 205
Franklin, Tennessee 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF May,2026.

Notary Public
My Commission Expires: 2/1/27

AMY CROSS NANCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address New Owner	Send Tax Bills	Map-Parcel Numbers
Vincent Baker	**Same**	**059-160-155500**
604 Roxanne Court		
Antioch, TN 37013		

QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged that pursuant to Marital Dissolution Agreement, Robin Baker has bargained and sold, and do hereby convey, remise, release and forever quitclaim unto Vincent Baker his heirs and/or assigns, her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Being Loty No. 1123 Section 1 Brook View Estates as shown on plat of record in Plat Book 4460 Page 163 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Vincent Baker by deed from Secretaryu of Housing and Urban Development of record in Instrument NO. 20140624-0054922 Register's Office for Davidson County, Tennessee, ,

This is unimproved property known as 604 Roxanne Court Nashville, TN 37013

This instrument and the interest released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 20 day of May, 2026.

Robin Baker

STATE OF TEXAS
COUNTY OF COLLIN

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

Witness my hand and official seal at McKinney, ~~Tennessee~~ Texas, this 20 day of May 2026

Notary Public

My Commission expires 2-12-28

SCOTT ANTHONY COTTONGIM
Notary ID #132331975
My Commission Expires
February 12, 2028

I, Amy Cross Nance, 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 this **20th** day of **May** 2026

Dated **5/26**, 2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Amy Cross Nance who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this **26th** day of **May**, 2026

My commission expires: 3/4/29

Notary Public

EMILY HOBBY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF MARSHALL