AFTER RECORDING RETURN TO:
Heritage Financial -Estate Plan
740C Conference Drive
Goodlettsville, TN 37072
File No. Baker2727

Karen Johnson Davidson County
Batch # 1436551 DEEDQC
06/22/2026 12:37:09 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260622-0056013

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 011co 062 02 0A 011.00

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 9 day of June, 20 26 by and between **Melissa Baker, unmarried,** residing at 2727 Riverbend Drive, Nashville, TN 37214, hereinafter referred to as Grantor(s) and **Melissa Baker, as trustee of The M.F. Baker Revocable Living Trust,** residing at 2727 Riverbend Drive, Nashville, TN 37214, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 2727 Riverbend Drive, Nashville, TN 37214

Being the same property conveyed to the Grantor(s) in a Deed recorded on 1/31/2000 under Electronic Indexing Instrument Number: 200002020010857 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

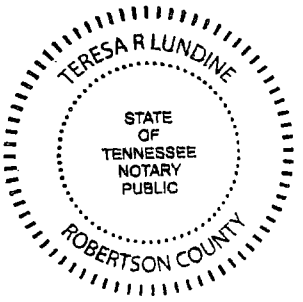
Melissa F. Baker
Affiant

Print Name: Melissa Baker

STATE OF TN
COUNTY OF Davidson

Subscribed and sworn to before me this 9 day of June, 2022.

Teresa R. Lundine
Notary Public
My Commission Expires: 01/17/2029



Name and address for person(s) responsible for taxes:

Melissa Baker, as trustee of The M.F. Baker Revocable Living Trust
2727 Riverbend Drive
Nashville, TN 37214

Name and address of property owner:

Melissa Baker, as trustee of The M.F. Baker Revocable Living Trust
2727 Riverbend Drive
Nashville, TN 37214

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Melissa F. Baker
Melissa Baker

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Melissa Baker**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Davidson Co., this 9 day of June, 2024.

Teresa R. Lundine
Notary Public

My Commission expires: 06/17/2029

TERESA R LUNDINE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

EXHIBIT A
LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, being Lot No. 75B on the Plan of River Trace Estates, Phase I, Section I, a Planned Unit Development, of record in Plat Book 6250, Pages 995-997, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Tod Minnich and wife, Felisha Minnich, by Deed from Bruce Erwin Lemay and wife, Linda J. Lemay, of record in Book 9812, Page 438, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of record in Book 6851, Page 370, as amended in Book 6982, Page 747, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Parcel ID Number: 011co

Property commonly known as: 2727 Riverbend Drive, Nashville, TN 37214