QUITCLAIM DEED

CORTLYN STOKES
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11-08-2028
DAVIDSON COUNTY

AJ-PCID-26-668

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11/08/28
(AFFIX SEAL)

Karen Johnson
Batch # 1452551
07/29/2026 01:53:44 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260729-0069864

THIS INSTRUMENT WAS PREPARED BY (and please return to):
Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN, 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Randy Baker	**New Owner**	**059-11-0-161.00**
(NAME)	(NAME)	
668 Rowan Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

RANDY BAKER AND VELISA BAKER ("GRANTORS")

BY THESE PRESENTS DO HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

RANDY BAKER ("GRANTEE")

HIS HEIRS, SUCCESSORS, AND ASSIGNS ALL GRANTOR'S RIGHT, TITLE, AND INTEREST IN AND TO THOSE CERTAIN TRACTS OR PARCELS OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, VIZ:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 485, AS SHOWN ON THE MAP ENTITLED HAYNES MANOR, SECTION 4, OF RECORD AS BOOK 4175, PAGE 90, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO RANDY BAKER AND VELISA BAKER, HUSBAND AND WIFE BY WARRANTY DEED FROM ANTRANETTE MATTHEWS, UNMARRIED OF RECORD IN INSTRUMENT NO. 20080828-0088353 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 26, 2008 AND RECORDED ON AUGUST 28, 2008.

THE SAID RANDY BAKER AND VELISA BAKER HAVING SINCE DIVORCED, VELISA BAKER HEREBY QUITCLAIMS ANY INTEREST SHE MAY HAVE IN THE SUBJECT PROPERTY, MARITAL OR OTHERWISE, PER THE TERMS OF THE FINAL DECREE OF DIVORCE IN DOCKET NO. 18D1377 IN THE FOURTH CIRCUIT FOR DAVIDSON COUNTY, TENNESSEE AT NASHVILLE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **668 Rowan Drive, Nashville, TN, 37207.**

Witness our hands this the 20 day of July, 2026.

RANDY BAKER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RANDY BAKER,** the within named bargainor, 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, this the 20 day of July, 2026.

Notary Public

My Commission Expires:

CORTLYN STOKES
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11-08-2028
DAVIDSON COUNTY

VELISA BAKER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal, this the 20 day of July, 2026.

Notary Public

My Commission Expires:

CORTLYN STOKES
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11-08-2028
DAVIDSON COUNTY