QUITCLAIM DEED

Karen Johnson Davidson County
Batch # 1478950 DEEDQC
09/30/2026 03:49:36 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260930-0090331

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF Sept, 2026.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MARGARET R. MEANS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/22/2029 DAVIDSON COUNTY

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)
Annie Baker	**Same**	**08007007300**
(NAME)	(NAME)	
3325 Hospital Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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

ANNIE BAKER ("GRANTOR")

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

ANNIE BAKER, HOLDING A LIFE ESTATE, AND THEN TO FELICIA GAYLE GOODALL AND BRANDON GOODALL ("GRANTEES")

THEIR 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 NO. 427 ON THE PLAN OF SECTION VII, BORDEAUX HILLS, AS OF RECORD IN BOOK 3842, PAGE 73, REGISTER'S OFFICE FOR SAID COUNTY, AS FOLLOWS:

BEGINNING IN THE WESTERLY MARGIN OF HOSPITAL LANE, AT THE CORNIER OF LOTS 426 A-D 427; THENCE SOUTHERLY WITH SAID LANE, 82.05 FEET TO A MONUMENT; THENCE SOUTHWESTERLY AROUND A CURVE, 40.94 FEET TO A CONCRETE MONUMENT; THENCE IN A WESTERLY DIRECTION 100 FEET TO A CONCRETE MONUMENT AT THE REAR CORNER OF LOTS 427; THENCE NORTHERLY ALONG THE REAR LINE OF SAID LOT, 93.25 FEET TO A CORNER OF LOTS 426 AND 427; THENCE EASTERLY WITH THE LINE OF SAID LOTS 100 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO ANNIE BAKER, BY QUITCLAIM DEED, FROM ANNIE BAKER, OF RECORD IN INSTRUMENT NO. 20200316-0028890, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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: **3325 Hospital Lane, Nashville, TN 37218.**

Witness our hands this the 29th day of September, 2026.

Annie Baker
ANNIE BAKER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared ~~before me,~~ the undersigned, a Notary Public in and for said County and State, **ANNIE 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 29th day of September, 2026.

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/22/2029
DAVIDSON COUNTY

Notary Public

My Commission Expires: