Name and Address of New Owner:
The Baker Revocable Living Trust
3297 Trails End Lane
Nashville, TN 37214

Karen Johnson Davidson County
Batch# 1480974 DEEDQC
10/06/2026 03:10:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20261006-0091956

Send Tax Bills To:
Same as New Owner

This Instrument Prepared By:
Greater Nashville Title
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 108 00 0 191.00; 108 00 0 245.00; 108 21 0 302.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Lloyd Rufus Baker IV and wife, Jill C. Baker,** "the Grantors," convey and quitclaim unto **Lloyd Rufus Baker IV and Jill Catherine Baker, Co-Trustees of the Baker Revocable Living Trust dated September 24, 2026,** "the Grantee," all my right, title, and interest, if any, to the following described real estate in Davidson County, Tennessee:

PROPERTY ONE: Being Lot No. 1 on the Plan of Baker's Subdivision of record in Plat Book 8250, Page 310, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Lloyd R. Baker, Jr., and wife, Marialice B. Baker, by Installment Deed from William Thaxton Boner and wife, Margaret S. Boner, of record in Book 5384, Page 818, Register's Office for Davidson Counrt, Tennessee, dated January 12, 1979, and recorded January 15, 1979.

Being part of the same property conveyed to Marialice B. Baker by Quitclaim Deed from Lloyd R. Baker, Jr. of record in Book 7130, Page 671, Register's Office for Davidson County, Tennessee, dated February 4, 1987, and recorded February 6, 1987.

Being the same property conveyed to Lloyd Rufus Baker IV and wife, Jill C. Baker, by Quitclaim Deed from Marialice B. Baker of record in Book 9577, Page 639, Register's Office for Davidson County, Tennessee, dated January 20, 1995, and recorded Jamiary 24, 1995.

FOR INFORMATIONAL PURPOSES ONLY: Being improved property known as 3390 Bell Road, Nashville, Tennessee 37214.

PROPERTY TWO: Being Lot No. 2 on the Plan of Baker's Subdivision of record in Plat Book 8250, Page 310, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Lloyd R. Baker, Jr., and wife, Marialice B. Baker, by Installment Deed from William Thaxton Boner and wife, Margaret S. Boner, of record in Book 5384, Page 818, Register's Office for Davidson Counrt, Tennessee, dated January 12, 1979, and recorded January 15, 1979.

Being part of the same property conveyed to Marialice B. Baker by Quitclaim Deed from Lloyd R. Baker, Jr. of record in Book 7130, Page 671, Register's Office for Davidson County, Tennessee, dated February 4, 1987, and recorded February 6, 1987.

Being the same property conveyed to Lloyd Rufus Baker IV and wife, Jill C. Baker, by Quitclaim Deed from Marialice B. Baker of record in Instrument No. 2013828-0090636, Register's Office for Davidson County, Tennessee, dated August 27, 2013, and recorded August 28, 2013.

FOR INFORMATIONAL PURPOSES ONLY: Being improved property known as 3394 Bell Road, Nashville, Tennessee 37214.

PROPERTY THREE: Being Lot No. 114, on the Plan of First Revision, Trailwood Section 7, of record in Plat Book 8250, Page 741, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Lloyd Rufus Baker IV and wife, Jill C. Baker, by Warranty Deed from Mary Alice Baker, unmarried, of record in Instrument No. 20150120-0005333, Register's Office for Davidson County, Tennessee, dated January 16, 2015, and recorded January 20, 2015.

FOR INFORMATIONAL PURPOSES ONLY: Being improved property known as 3321 East Lake Drive, Nashville, Tennessee 37214.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 2nd day of October, 2026.

Lloyd Rufus Baker IV (SEAL)

Jill C. Baker (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of October, 2026, before me personally appeared Lloyd Rufus Baker IV and Jill C. Baker, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of October, 2026.

Notary Signature
My commission expires: 11/28/27

ASHLYNN DEPOY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

ASHLYNN DEPOY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 2nd day of October, 2026.

Notary Signature
My commission expires: 11/28/27

202610060091956

Tennessee Certification of Electronic Document

I, Ashlynn Depoy, 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 10-2-26.

Affiant Signature

10-2-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 2nd day of October, 2026.

Notary Signature

My Commission Expires: 5/12/30

