Karen Johnson Davidson County
Batch# 1483632 DEEDQC
10/13/2026 04:18:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20261013-0094160

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Emily Hall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF October, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

WG-QCD-26-830

THIS INSTRUMENT WAS PREPARED BY

Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jake Dalton Hall and wife, Emily Baeszler Hall	**Same as New Owner**	
(NAME)	(NAME)	**072 13 0 310.00**
830 Douglas Ave,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAKE HALL AND EMILY BAESZLER HALL,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **JAKE DALTON HALL AND WIFE, EMILY BAESZLER HALL** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 5 of Block A on the Plan of the Revised Subdivision Plat of a part of L.M. Ezell's 12.11 acre tract of the Talbot Land of record in Plat Book 1130, page 5, in the Register's office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jake Hall, a single man, and Emily Marie Baeszler, a single woman, from Jake Hall, a single man by Quitclaim Deed of record in Instrument Number 20240724-0056072 and corrected by Scrivener's Affidavit of record in Instrument Number 20240814-0061683 in the Registers Office for Davidson County, Tennessee.

The said Emily Marie Baeszler having since married and is now known as Emily Baeszler Hall.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **830 Douglas Ave, Nashville, Tennessee 37206**.

Witness my/our hand(s) this the 13 day of Oct, 2026.

Jake Hall

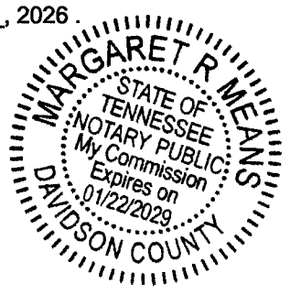
Emily Baeszler Hall f/k/a Emily Marie Baeszler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAKE HALL, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13, October, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

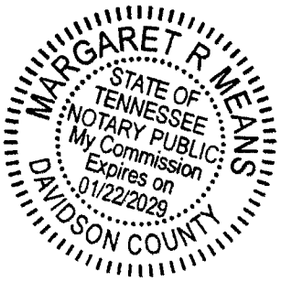


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before ~~me, the~~ undersigned, a Notary Public in and for said County and State, Emily Baeszler Hall f/k/a Emily Marie Baeszler, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13, October, 2026.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

I, **Gabriel R. Lutz**, 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 **10/13/2026** (date of document).

Affiant Signature

Date **10/13/2026**

State of New York

County of Clinton

Sworn to and subscribed before me this **13** day of **October**, 2**026**.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027