Karen Johnson Davidson County
Batch # 1485313 DEEDQC
10/16/2026 11:57:59 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20261016-0095134

ADDRESS NEW OWNER:
Virginia Tarkington Baka Revocable Living Trust
c/o Virginia Tarkington Baka, Trustee
5000 Winslow Drive
Mount Juliet, Tennessee 37122

SEND TAX BILLS:
Same as above

Map and Parcel Numbers:
117-11-D-8CO

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **VIRGINIA TARKINGTON BAKA**, hereinafter called the Grantor, her heirs and assigns, and by these presents do hereby quitclaim and convey unto **VIRGINIA TARKINGTON BAKA** as Trustee of the **VIRGINIA TARKINGTON BAKA REVOCABLE LIVING TRUST**, their heirs and assigns, all right, title and interest in and to the following parcel of real estate situated in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 2016, together with the appurtenant interest in the common elements of Turnberry Square Condominiums, a horizontal property regime established by Master Deed of record in Book 6686, page 166, amended in Book 6814, page 165 and Book 8747, page 521 and Book 9315, page 795 and instrument No. 20000801-0075604, Register's Office for said County, to which references is hereby made for a more complete description. Said Unit is depicted on the Condominium Site Plan attached as Exhibit E to the aforementioned Master Deed.

BEING the same property conveyed to Shannon M. Patterson k/n/a Shannon Patterson Parrish by Quitclaim Deed dated November 26, 2001 and filed for record on December 6, 2001 in Instrument No. 20011206-0134677, Register's Office for Davidson County, Tennessee. Said George T. Parrish joins in this instrument for the purpose of conveying any and all marital interest in and to said property.

BEING the same property conveyed to The Baka Living Trust, David W. Baka and Virginia T. Baka k/n/a Virginia Tarkington Baka, Co-Trustees, by Warranty Deed from Shannon Patterson

Parrish and husband, George T. Parrish, dated October 20, 2003 and filed for record on October 31, 2003 in Instrument No. 20031031-0160384, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Virginia Tarkington Baka by Quitclaim Deed from David W. Baka and Virginia T. Baka, divorced persons, recorded on May 3, 2017 and of record in Instrument Number 20170503-0043679, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all easements and restrictions as shown of record including those listed in Book 6686, Page 166, Book 6634, page 506; Book 6849, page 237; Book 8747, page 536; Book 6814, page 165; Book 8747, page 521; Book 9315, page 795; and Instrument No. 20000801-0075604, Register's Office for Davidson County, Tennessee.

This is improved property known as 2016 Graybar Lane, Nashville, Tennessee 37215.

Witness my hand this 5th day of October, 2026.

Virginia Tarkington Baka
VIRGINIA TARKINGTON BAKA

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Virginia Tarkington Baka,** to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that she executed the same.

Witness my hand and official seal at office this 5th day of October, 2026.



Notary Public
My Commission Expires: 05/28/2028

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is NONE.

Virginia Tarkington Baka

VIRGINIA TARKINGTON BAKA, Trustee
AFFIANT

Subscribed and sworn to before me this 5th day of October, 2026.

YANCY BELCHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 05-28-2028

Notary Public
My Commission Expires: 05/28/2028

This instrument was prepared based on information furnished by parties. The preparer makes no representations or warranties as to the correctness thereof or the status of the title to the property described herein.

This Instrument was Prepared By:

Yancy Belcher, Attorney
2306 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122
(615) 773-2889