This Document Prepared By:
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After Recording, Return and Mail Tax Statements To:
Nicole Baxter, as Trustee
2400 Sterling Rd
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 246509 **DEEDQC**
06/21/2019 09:04:17 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190621-0059925

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, NICOLE BAXTER, an unmarried woman, the GRANTOR,

Whose mailing address is 2400 Sterling Rd, Nashville, TN 37215;

hereby conveys and quitclaims to

NICOLE BAXTER, as Trustee of THE NICOLE BAXTER LIVING TRUST, U/A dated June 13, 2019, the GRANTEE,

Whose mailing address is 2400 Sterling Rd, Nashville, TN 37215;

and to Grantee's successors and assigns, all of THE FOLLOWING described real property located in the County of Davidson, State of **Tennessee**:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

More commonly known as 2400 Sterling Rd, Nashville, TN 37215.

Assessor's Parcel Number: 117 02 0 099 00

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Dated this 13th day of June, 2019.

NICOLE BAXTER

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

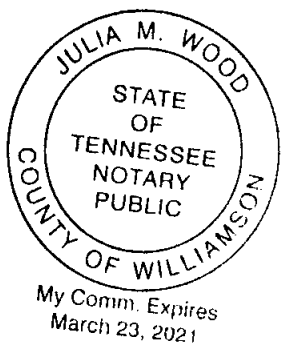
Personally appeared before me, the undersigned, a Notary Public, NICOLE BAXTER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office,

This 13th day of June, 2019.

NOTARY PUBLIC

My commission expires: 3/23/21



STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration for this transfer is $ -0- .

AFFIANT

Subscribed and sworn to before me, this 20th day of June, 2019.

Notary Public

My Commission Expires: 12/05/2020

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of The Stokes Tract, Bock "7", as of record in Plat Book 974, page 24, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Nicole Baxter, a single woman, by deed dated March 27, 2019 from Michael D. Johnson and Jennifer L. Johnson, husband and wife, of record in Instrument No. 20190329-0028613, Register's Office for Davidson County, Tennessee.

and more commonly known as 2400 Sterling Rd, Nashville, TN 37215.

TAX PARCEL NUMBER: 117 02 0 099 00