THIS INSTRUMENT PREPARED BY:
Ralph O. Frazier, Jr., Attorney
424 Church Street, Ste 1750
Nashville, TN 37219

Karen Johnson Davidson County
Batch# 402612 DEEDQC
05/19/2020 11:55:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200519-0051861

QUITCLAIM DEED

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP-PARCEL
Sara Ann McNelis	Sara Ann McNelis	102-14-0-088.00
Benjamin Powers Baxter	Benjamin Powers Baxter	
891 Belton Drive	891 Belton Drive	
Nashville, TN 37205	Nashville, TN 37205	

For and in consideration of love and affection, Sara Ann McNelis, hereafter called the "GRANTOR", in order to create a tenancy by the entireties pursuant to T.C.A. Section 66-1-110, do hereby quitclaim and convey unto Sara Ann McNelis and Benjamin Powers Baxter, wife and husband, as tenants by the entireties all of their right, title and interest in and to a certain tract or parcel of land being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 131, as shown on the map entitled the Plan of Crest Meade Section "A", of record in Book 2330, page 154, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to SARA ANN MCNELIS, AN UNMARRIED WOMAN, by deed from OLLIE A. OZDEN, UNMARRIED, of record in Instrument No. 20190418-0035742, dated April 15, 2019, said Register's Office.

This is improved property known as: 891 Belton Drive, Nashville, TN 37205.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTORS have hereunder set their hand this 11 day of May, 2020.

GRANTORS

Sara Ann McNelis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said county and state, Sara Ann McNelis, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of May, 2020.

Notary Public

My Commission Expires: 07-03-2023

ADRIENNE P. BOWLING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is - 0 -.

Affiant

Subscribed and sworn to before me, this the 11th day of May, 2020.

Notary Public

My Commission Expires: 07-03-2023

ADRIENNE P. BOWLING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY