Karen Johnson Davidson County
Batch# 500609 DEEDQC
10/23/2020 09:33:42 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20201023-0123283

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Boulevard** **Suite 130** **Nashville, TN 37215**	STATE OF TENNESSEE COUNTY OF DAVIDSON) The actual consideration for this transfer is: $0.00. Affiant Subscribed and sworn to before me, this 16th day of October, 2020. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Baxley Holdings LLC 803 Lynnwood Blvd Nashville, TN 37205-4547	New Owner	118-09-0-203.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Christopher K. Baxley and Carroll M. Baxley, husband and wife** (hereinafter collectively referred to as the "Grantor") do hereby quitclaim, transfer and convey to **Baxley Holdings LLC, a Tennessee limited liability company**, its heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Woodmont Boulevard section of Marengo Park, as shown on Plat of record in Plat Book 1130, Page 2, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Christopher K. Baxley and Carroll M. Baxley, husband and wife, by Quitclaim Deed from Christopher K. Baxley, dated March 6, 2013 and recorded on March 12, 2013, and of record in instrument No. 20130312-0024271, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Christopher K. Baxley by Warranty Deed from John P. Snyders JR, dated September 24, 2010 and recorded on October 07, 2010, and of Record in Instrument No. 20101007-0080428, in the Register's Office of Davidson County, Tennessee.

This is improved property known as: **951 Draughon Avenue, Nashville, TN 37204.**

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. 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, Grantor has executed this instrument on this 16TH day of October, 2020.

Christopher K. Baxley

Carroll M. Baxley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Christopher K. Baxley** and **Carroll M. Baxley**, 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 16TH day of October, 2020.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022