Karen Johnson Davidson County
Batch# 652184 DEEDQC
06/08/2021 03:50:32 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210608-0077023

This Instrument Prepared By: Marissa L. Knight, Esq.
2126 21st Avenue, South
Nashville, Tennessee 37212

THIS QUITCLAIM DEED IS PREPARED BY INFORMATION FURNISHED BY THE PARTIES WITHOUT THE BENEFIT OF A TITLE SEARCH. THE PREPARER IS HELD HARMLESS FOR THE STATE OF THE TITLE OR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

New Owner Name & Address:	Send Tax Bills To:	Map & Parcel Nos:
Antonio M. Baxter 219 Santa Fe Trail Warner Robins, GA 31088	Antonio M. Baxter 219 Santa Fe Trail Warner Robins, GA 31088	059-13-0-012.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and the mutual covenants and duties of the parties, Darthelia J. Baxter (hereinafter "Grantor"), hereby conveys, remises, releases and forever quitclaims unto Antonio M. Baxter (hereinafter "Grantee"), his successors and assigns, all her right, title and interest in a certain tract and parcel of land attached to the property located at 3232 Hummingbird Drive, Nashville, Davidson County, Tennessee 37218. and being more particularly described as the following tract of real estates:

Being Lot No. 117 on the plan of Treppard Heights, Section 7, of record in Book 2900, page 13, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 117 fronts 150 feet on the northwesterly side of Hummingbird Drive and extends back 339.1 feet on the northeast line and 340 feet on the southwest line to a deadline in the rear, measuring 101.8 feet thereon.

Being the same property conveyed to Frank L. Keeling, Jr. by deed from Sheron L. Randolph, on March 31, 2014, of record in Instrument No. 20140403-0027596, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Darthelia J. Baxter, by Executrix's Quit Claim Deed from Frankie Denise Keeling, Executrix of the Estate of Frank L. Keeling Jr, deceased on June 12, 2020 of record in Instrument No. 20200916-0105997, Register's Office for Davidson County, Tennessee.

This is improved property known as 3232 Hummingbird Drive, Nashville, Tennessee 37218.

This conveyance is subject to any and all existing restriction, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the afore-described tract of land. Grantor only conveys Grantor's interest in the Property.

This conveyance is further subject to taxes for the year 2021, which have been assumed by the Grantee. Grantee further assumes responsibility for all rollback taxes, if any, assessed against the Property.

Witness my hand this 19 day of MAY, 2021.

DARTHELIA J. BAXTER

STATE OF VIRGINIA)
COUNTY PRINCE WILLIAM)

Personally, appeared before me, the undersigned Notary Public, in and for said County and State, the within named DARTHELIA J. BAXTER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this the 19 day of MAY, 2021

MICHELLE ANDREA PRIORETTI
Notary Public
Commonwealth of Virginia
Registration No. 7589678
My Commission Expires Jul 31, 2022

Notary Public: Michelle Prioretti
My commission expires: 07-31-2022

Witness my hand this 19 day of May, 2021.

ANTONIO M. BAXTER

STATE OF VIRGINIA)
COUNTY PRINCE WILLIAM)

Personally, appeared before me, the undersigned Notary Public, in and for said County and State, the within named ANTONIO M. BAXTER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this the 19 day of MAY, 2021

Notary Public: Michelle Prioretti
My commission expires: 07-31-2022

MICHELLE ANDREA PRIORETTI
Notary Public
Commonwealth of Virginia
Registration No. 7589678
My Commission Expires Jul 31, 2022

AFFIDAVIT

The undersigned parties, after being first duly sworn according to law, do make oath and affirm that the actual consideration of value of this transfer is $0.00.

DARTHELIA J. BAXTER

STATE OF VIRGINIA)
COUNTY PRINCE WILLIAM)

Witness my hand and official seal this the 19 day of MAY, 2021.

NOTARY PUBLIC
My commission expires: 07-31-2022

MICHELLE ANDREA PRIORETTI
Notary Public
Commonwealth of Virginia
Registration No. 7589678
My Commission Expires Jul 31, 2022

ANTONIO M. BAXTER

STATE OF VIRGINIA)
COUNTY PRINCE WILLIAM)

Witness my hand and official seal this the 19 day of MAY, 2021.

NOTARY PUBLIC
My commission expires: 07-31-2022

MICHELLE ANDREA PRIORETTI
Notary Public
Commonwealth of Virginia
Registration No. 7589678
My Commission Expires Jul 31, 2022