Karen Johnson Davidson County
Batch# 653325 DEEDQC
06/09/2021 04:04:02 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210609-0077929

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br><br>Baxley Holdings LLC<br>803 Lynnwood Blvd<br>Nashville, TN 37205 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration for this transfer is: $0.00.<br><br>**STATE OF TENNESSEE**<br>**COUNTY OF DAVIDSON**<br>**The actual consideration or true value, whichever is greater for this transfer is**<br>**$** _____, **Affiant**<br>**Subscribed and sworn before me this the** 9 **Day of** JUNE, 2021.<br>A. Hayes, **Deputy Register** |

QUITCLAIM DEED

| Address New Owner: | Send Tax Bill To: | Tax Information: |
|---|---|---|
| Christopher K. and Carroll M. Baxley<br>803 Lynnwood Blvd.<br>Nashville, TN 37205 | 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, **Baxley Holdings LLC, a Tennessee limited liability company** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Christopher K. and Carroll M. Baxley, husband and wife**, their heirs and assigns, all of its 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 of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Baxley Holdings LLC, a Tennessee limited liability company by Quitclaim Deed from Christopher K. and Carroll M. Baxley, husband and wife, dated October 16, 2020 and of record in instrument No. **QC-20201023 0123283**, in the Register's Office of Davidson County, Tennessee,

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

Grantor covenants that it is lawfully seized and possess said real property in fee simple, has 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 9 day of June, 2021.

Baxley Holdings LLC

Christopher K. Baxley

Member

Baxley Holdings LLC

Name

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 of Baxley Holdings LLC, a Tennessee limited liability company, known to me (or proven to me on the basis of satisfactory evidence) and who acknowledged that he executed the instrument for the purposes therein contained.

Witness my hand, at office, this 9 day of June, 2021.

David Faustino Sandoval

Notary Public

My Commission Expires: March 07, 2023

DAVID FAUSTINO SANDOVAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY