Karen Johnson Davidson County
Batch# 661187 DEEDQC
06/21/2021 02:33:23 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210621-0083460

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

John W. Baxter
Affiant

SWORN to and subscribed before me on this 15th day of June, 2021.

Notary Public

My commission expires: _____

This Instrument Prepared By:
Renard A. Hirsch, Sr.
1405 Bellavista Blvd.
Nashville, Tennessee 37207
615.337-6859

New Owner's Name and Address	**Send Tax Bill To:**	**Map & Parcel Numbers:**
John W. Baxter and Audrey E. Baxter 3921 Kings Lane Nashville, Tennessee 37218	John W. Baxter and Audrey E. Baxter 3921 Kings Lane Nashville, Tennessee 37218	05815005500

QUITCLAIM DEED

THIS QUITCLAIM DEED made and entered into the 15th day of June, 2021.

WITNESSETH:

That for and in consideration of love and affection (no monetary consideration) and other good and valuable consideration, paid or given to **JOHN W. BAXTER ("GRANTOR"),** receipt of which is hereby acknowledged, GRANTOR, **JOHN W. BAXTER,** hereby grants, bargains, sells, conveys, remises, releases and forever quitclaims to **JOHN W. BAXTER, et ux, AUDREY E. BAXTER,** GRANTEE(S), all right, title, interest, claim or demand of GRANTOR in and to the following described property, to-wit:

Land in Davidson County, Tennessee, described as follows:

Being Lot No 2, on the plan of Creekwood North, as of record in Book 4675, page 16, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to John W. Baxter, and wife, Carol E. Baxter, by Deed from Marion Thurman, Trustee of record in Book 4887, page 652, Register's office for Davidson County, Tennessee. The Carol E. Baxter having since died.

This is improved property known as 3921 Kings Lane, Nashville, Tennessee 37218.

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

The GRANTOR conveys the premises herein granted for the purpose of creating a Tenants by the Entirety in the GRANTEE(S), their heirs or successors and assigns forever.

IN WITNESS WHEREOF, the GRANTOR has hereunto set his signature this day and date first above written.

Dated this 15th day of June, 2021.

John W. Baxter

JOHN W. BAXTER

STATE OF TENNESSEE]

COUNTY OF DAVIDSON]

Personally appeared before me Renard A. Hirsch, Sr., a Notary Public in and for said County and State, **JOHN W. BAXTER**, with whom I am personally acquainted, who executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, TN this 15th day of June, 2021.

RENARD A. HIRSCH, SR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-07-2023

Renard A. Hirsch Sr.

Notary Public

My Commission Expires: _____