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:
Frederick Juan Luke Wilson 2317 S. Grafton Ct Nashville, TN 37218	Frederick Juan Luke Wilson 2317 S. Grafton Ct Nashville, TN 37218	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, Antonio M. Baxter (hereinafter "Grantor"), hereby conveys, remises, releases and forever quitclaims unto Frederick Juan Luke Wilson (hereinafter "Grantee"), his successors and assigns, all his 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.

Being the same property conveyed to Antonio M. Baxter, by Quit Claim Deed from Darthelia J. Baxter, on May 19, 2021 of record in Instrument No. 20210608-0077023, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 835881 DEEDQC
04/07/2022 09:04:10 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220407-0040223

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 2022, 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 2 day of April, 2022. _____
ANTONIO M. BAXTER

STATE OF WA)
COUNTY Pue)

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 she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this the 2ND day of April, 2022

ZACHARY ANDREW RUDOLPH ANDERSON
Notary Public
Commonwealth of Virginia
Registration No. 7821445
My Commission Expires Jan 31, 2023

Notary Public: _____
My commission expires: 1/31/23

Witness my hand this 6 day of April, 2022. Frederick Juan Luke Wilson
FREDERICK JUAN LUKE WILSON

STATE OF Tennessee)
COUNTY Davidson)

Personally, appeared before me, the undersigned Notary Public, in and for said County and State, the within named FREDERICK JUAN LUKE WILSON, 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 6 day of April, 2022

KARLA DIETRICH NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Notary Public: _____
My commission expires: 12/19/2023

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.

ANTONIO M. BAXTER

STATE OF VA)
COUNTY PWC)

Witness my hand and official seal this the 2 day of April, 2022.

NOTARY PUBLIC
My commission expires: 1/31/23

ZACHARY ANDREW RUDOLPH ANDERSON
Notary Public
Commonwealth of Virginia
Registration No. 7821445
My Commission Expires Jan 31, 2023

FREDERICK JUAN LUKE WILSON

STATE OF Tennessee)
COUNTY Davidson)

Witness my hand and official seal this the 6 day of April, 2022.

NOTARY PUBLIC
My commission expires: 12/19/2023

KARLA DIETRICH
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY