QUITCLAIM DEED

This instrument was prepared without the benefit of a Title Examination and on information provided by the parties. No representation regarding the state of this Title is made by the preparer.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10.00.

Fanny Yvonne Baxter
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS 16 DAY OF May, 2022.

(Affix Seal)

TERESA R LUNDINE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 06-21-2025

Karen Johnson Davidson County
Batch# 859074 DEEDQC
05/19/2022 11:47:44 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220519-0058093

THIS INSTRUMENT WAS PREPARED BY:
George Gilliam, Attorney at Law, The Gilliam Law Firm, PC
800 S. Gay Street, Suite 700, Knoxville, TN 37929

Address of New Owners:	Send Tax Bills To:	Tax ID#:
The Fanny Yvonne Baxter Revocable Living Trust	SAME	149-05-0-042.00
4837 Barclay Square Dr		
Antioch, TN 37013		

For and in consideration of the sum of $10.00, consisting of cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, **Fanny Yvonne Baxter, a widow,** hereinafter called the Grantor, has bargained and sold, and do hereby Quitclaim and convey unto **Fanny Yvonne Baxter, Trustee of The Fanny Yvonne Baxter Revocable Living Trust,** a Trust created on _____ day of May 16, 2022, hereinafter called the Grantee, **his/her/their** heirs and assigns, all of my/our right, title and interest in and to the following described Real Property in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 2nd Civil District of said County, Tennessee, being Lot No. 60 on the Plat of Barclay Square, Section 3, of record in Plat Book 4675, page 154, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to James E. Baxter, deceased, and wife Fanny Yvonne Baxter, by deed from Thomas D. McLean and wife, Christine M. McLean, of record in Book 6311, Pages 898-900, Register's Office, Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record.

This is ( ) unimproved property:
(X) improved property known as: 4837 Barclay Square Dr., Antioch, TN 37013

Witness my hand this 6 day of May, 2022

Fanny Yvonne Baxter
FANNY YVONNE BAXTER

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, A Notary Public in and for said County and State, the within named **Fanny Yvonne Baxter,** the bargainer(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the with instrument for the purposes therein contained. Witness my hand and official seal at Davidson County, Tennessee, this 6 day of May, 2022.

Teresa R Lundine
Notary Public

TERESA R LUNDINE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 06-21-2025