THIS INSTRUMENT PREPARED BY AND RETURN TO:
Daniel Hamilton, Esq.
3326 Aspen Grove Dr., Ste. 310
Franklin, TN 37067
(615) 567-7306
daniel@dkhamiltonlaw.com

Karen Johnson Davidson County
Batch# 928633 DEEDQC
10/12/2022 10:56:40 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20221012-0111816

This deed is prepared without benefit of title examination at the request of the Grantor and Grantee.

QUITCLAIM DEED

Know all men by these presents that **Claudia Baxter**, unmarried (the "Grantor"), for and in consideration of Ten Dollars ($10.00), does hereby quitclaim unto **Claudia B. K. Baxter, Trustee of the Claudia Baxter Living Trust dated October 5, 2022**, (the "Grantee"), and Grantee's successors and assigns, all of Grantor's right, title, and interest in and to the following described real estate located in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, described according to an unrecorded survey by Tommy E. Walker, R.L.S., P.O. Box 495, Ridgetop, TN 37152, on August 22, 1994, as follows:
>
> Beginning at an iron pin, said pin being located North 46°02'23" East 393.67 feet from the most westerly corner of said Barry & Carter's original corner in the northeasterly margin of Ridgewood Road; thence with a curve to the left (l=4°06'12", R=1396.33 feet, LC=110.88 feet, CB=N 26°40'25" East) for an arc distance of 110.91 feet to a point; thence North 24°24'00" East 204.00 feet to a point; thence South 67°25'55" East 669.84 feet to an 18" beech tree in a hollow; thence South 48°15'00" West 229.00 feet to a hickory tree; thence South 46°30'00" West 238.50 feet to a beech tree; thence North 54°45'00" West 500.52 feet to the point of beginning, containing 5.013 acres, more or less.
>
> Together with a 50 foot ingress/egress easement of record in Book 9746, Page 441, in the Register's Office of Davidson, County, Tennessee.

This real property being all of the property conveyed to the Grantor by deed of record at **Instrument No. 20200220-0019097**, in the Register's Office of Davidson County, Tennessee.

WITNESS the Grantor's hand in Franklin, Williamson County, Tennessee, on this 5TH day of October, 2022.

Grantor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 5TH day of October, 2022, before me, a Notary Public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared Claudia B. K. Baxter, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that she executed the within instrument of her own free act and deed for the purposes therein contained.

DANIEL K. HAMILTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 7-14-2026

NOTARY PUBLIC

New Owner Name and Address: Claudia B. K. Baxter, Trustee Claudia Baxter Living Trust 7850 Ridgewood Rd. Goodlettsville, TN 37072	Mail Tax Notice to: Same
Property Address: 7850 Ridgewood Rd. Goodlettsville, TN 37072	Parcel ID Number: 009-00-0-207.00

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $10.00. This is a transfer to a revocable living trust.

Affiant

Subscribed and sworn to before me this 5TH day of October, 2022.

Notary Public

DANIEL K. HAMILTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 7-14-2026