Karen Johnson Davidson County
Batch# 931830 DEEDQC
10/20/2022 09:26:44 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221020-0114339

THIS INSTRUMENT PREPARED BY:
W. Warner McNeilly, III
Watkins & McNeilly, PLLC
214 Second Ave. North, Suite 300
Nashville, TN 37201-1638
(615) 255-2191

QUITCLAIM DEED

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL ID #
TIMOTHY D. BAXTER and KAREN K. BAXTER, Co-Trustees 1706 Kipling Dr. Brentwood, TN 37207	SAME	142060B293.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is One Dollar ($1.00).

Timothy D. Baxter

TIMOTHY D. BAXTER

W. WARNER MCNEILLY III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 7, 2025

SUBSCRIBED AND SWORN to before me by TIMOTHY D. BAXTER this 4th day of October, 2022.

Notary Public
My Commission Expires: 7/7/25

FOR AND IN CONSIDERATION of One Dollar ($1.00), we, TIMOTHY D. BAXTER and KAREN K. BAXTER ("GRANTORS"), do hereby quitclaim and by these presents do transfer and convey unto TIMOTHY D. BAXTER and KAREN K. BAXTER, CO-TRUSTEES OF THE BAXTER TENNESSEE COMMUNITY PROPERTY TRUST dated October 4, 2022, their successors and assigns ("GRANTEE"), all of GRANTORS' right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee described on Exhibit A attached hereto and incorporated herein by reference.

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

WITNESS our hands this 4th day of October, 2022.

Timothy D. Baxter
TIMOTHY D. BAXTER

Karen K. Baxter
KAREN K. BAXTER

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me personally appeared TIMOTHY D. BAXTER and KAREN K. BAXTER, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, this 4th day of October, 2022.

NOTARY PUBLIC

My Commission Expires:

7/7/25

W. WARNER MCNEILLY, III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 7, 2025

EXHIBIT A

Land in Davidson County, Tennessee, being Building No. 55, Unit 293, and Garage No(s). 1, on the plan of "Peppertree" Creekside Meadows Condominiums, as shown by plat of record in Plat Book 4675, Page 128-130, in the Register's Office for Davidson County, Tennessee, together with all fixtures, appliances, wallcoverings, carpets and other improvements therein and the undivided interest in the common elements appurtenant thereto, all being more particularly described in the Master Deed and By-Laws of record in Book 4834, page 257 through 312, as amended in Book 4894, page 174, Book 5045, page 800, Book 5086, page 80, and Book 5259, page 5, R.O.D.C. and the Charter of Creekside Meadows Association, Inc. of record in Book 4836, page 610, said Register's Office.

Being the same property conveyed to Timothy D. Baxter and Karen K. Baxter by deed of record in instrument #20221011-0111159, R.O.D.C.

The property address is 810 Bellevue Road #293, Nashville, TN 37221.