Karen Johnson Davidson County
Batch# 936722 DEEDQC
11/01/2022 03:56:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221101-0118087

QUITCLAIM DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND ZERO CENTS ($0.00)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 3-3-2026

(AFFIX SEAL)

This Instrument Prepared By:
Seth N. Cline, Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES.
NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
M. Ian T. Cresswell (NAME)	**NEW OWNER** (NAME)	**160080G90000CO 160080G00100CO 160080G00200CO**
511 Baxter Lane Nashville, Tennessee 37220 (ADDRESS)	(ADDRESS)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 26th day of October, 2022, the undersigned, **THOMAS B. CRESSWELL, JR., AND EVALYNN C. CRESSWELL, HUSBAND AND WIFE** (hereinafter collectively referred to as the "Grantor"), has bargained and sold, and by these presents do transfer and quitclaim to **M. IAN T. CRESSWELL, A SINGLE MAN OR WHOSE SPOUSE HAS NO INTEREST,** (hereinafter called the "Grantee"), and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON COUNTY, TENNESSEE** having an address of **511 BAXTER LANE, NASHVILLE, TENNESSEE 37220** and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit B as depicted on Exhibit "B" of the Declaration of Covenants, Conditions and Restrictions for The Homes at Baxter Lane, a Horizontal Property Regime with Private Elements of record in Instrument No. 20221026-0116161, together with an undivided interest in the common elements and limited common elements, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description of the property.

Being a portion of the same property conveyed to Thomas B. Cresswell, Jr., and Wife, Evalynn C. Cresswell, as Tenants by the Entirety, from Oscar Daniel Guthrie, Jr., and Wife, Anne G. Guthrie, by Warranty Deed executed on the 26th day of March, 1980, and recorded on the 27th day of March, 1980, in Book 5583, Page 608, of the Register's Office for Davidson County, Tennessee.

This is improved property known as 511 Baxter Lane, Nashville, Davidson County, Tennessee 37220.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.

3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed this 26th day of October, 2022.

GRANTOR: THOMAS B. CRESSWELL, JR. **GRANTOR: EVALYNN C. CRESSWELL**

BY: THOMAS B. CRESSWELL, JR. BY: EVALYNN C. CRESSWELL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, Thomas B. Cresswell, Jr., with whom I am personally acquainted or who provided sufficient evidence to prove their identities, and who acknowledged that they executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 26th day of October, 2022.

Notary Public _____ My Commission Expires: March 7, 2023

SETH CLINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, Evalynn C. Cresswell, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that they executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 26th day of October, 2022.

Notary Public _____ My Commission Expires: March 7, 2023

SETH CLINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Seth Cline, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 11/01/2022 (date of document).

Affiant Signature

11/01/2022

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 11th day of November, 2022.

Notary Public

Notary's Seal:

MADELYN N KEYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

MY COMMISSION EXPIRES: 11/06/2024