This Instrument Prepared by:
Oath Law
9005 Overlook Boulevard
Brentwood, Tennessee 37027

Taxes To:
Richard P. Baxter & Jane G. Baxter
4641 Chalmers Drive
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 965975 DEEDWARR
01/31/2023 09:55:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230131-0007091

TENNESSEE WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF DAVIDSON

KNOW ALL MEN BY THESE PRESENTS, that the grantor, Richard P. Baxter and Jane B. Baxter (A.K.A Jane G. Baxter), husband and wife,
whose address is: 4641 Chalmers Drive, Nashville, Tennessee 37215
for and in consideration of the sum of Ten and No/100 Dollars ($10.00) to me in hand paid and the receipt of which is hereby acknowledged, has granted, sold, and conveyed, and by these presents do grant, sell, and convey to the grantee,
Richard P. Baxter and Jane G. Baxter Trustees of the Baxter Trust dated July 31, 2009, as restated on December 5, 2022, and any amendments thereto (referred to herein as "Grantee" whether one or more).
whose address is: 4641 Chalmers Drive, Nashville, Tennessee 37215

LAND in Davidson County, Tennessee, being Lot No. 222 on the Plan of Tynewood Estates, Section I, as of record in Book 2900, page 88, Register's Office for said County.
SAID Lot fronts 198 feet on the west side of Chalmers Drive, and runs back 254.3 feet on the north line and 254.7 feet on the south line to a dead line in the rear on which it measures 198 feet.

Being the same property conveyed to Joseph R. Andrews and wife, Mary C. Andrews, by deed from Haury and Smith Contractors, Inc., of record in Book 3186, page 293, Register's Office for Davidson County, Tennessee. The said parties having since died, and the said Joseph R. Andrews, having pre-deceased the said Mary C. Andrews and said property vested in John N. Andrews, Executor with full power to sell, under the will of Mary C. Andrews, of record in Will Book 123, page 395, Probate Court, Davidson County, Tennessee.

Derivation Clause: Said property being one and the same property conveyed to Grantor herein by way of deed of record at Book No. 5306 - Page No. 661-662 in the Register's Office of Davidson, Tennessee.

This conveyance is made by a transferor of real estate to a revocable living trust created by the same transferor or by a spouse of the transferor. This transfer constitutes a nontaxable exchange pursuant to T.C.A. §67-4-409(3)(F).

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on **December 5, 2022**

Richard P. Baxter, GRANTOR

Jane G. Baxter, GRANTOR

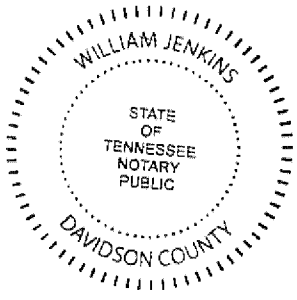
STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Richard P. Baxter and Jane B. Baxter (A.K.A. Jane G. Baxter), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged them to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Official Seal at office this December 5, 2022.

Notary
My commission expires: My Commission Expires January 11, 2026



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration for this transfer is NONE.

Richard P. Baxter, AFFIANT

Jane G. Baxter, AFFIANT

Sworn to and subscribed before me this December 5, 2022.

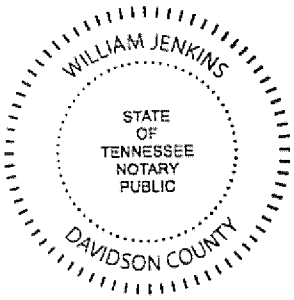
Notary
My commission expires:

My Commission Expires January 11, 2026

(FOR RECORDING DATA ONLY)

Parcel Information: 131 14 0 034.00

My Commission Expires January 11, 2026



Property Address:
4641 Chalmers Drive, Nashville, Tennessee 37215

Name and Address of the Property Owner:
Richard P. Baxter and Jane G. Baxter
4641 Chalmers Drive, Nashville, Tennessee 37215

Name and Address of the Persons or Entity Responsible for Taxes:
Richard P. Baxter and Jane G. Baxter
4641 Chalmers Drive, Nashville, Tennessee 37215

Tennessee Certification of Electronic Document

I Sarah Fordlu, 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 12/20/2022 (date of document).

X Sarah Fordlu
Affiant Signature

December 20, 2022
Date

State of TENNESSEE

County of WILLIAMSON

Sworn to and subscribed before me this 20 day of December, 2022

Notary's Signature

MY COMMISSION EXPIRES: My Commission Expires January 11, 2026

NOTARY'S SEAL

