Karen Johnson
Batch # 1240155
02/24/2025 09 31 09 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20250224-0013313

THIS INSTRUMENT PREPARED BY:
Joshua D. Hankins, Esq.
HANKINS LAW
117 Saundersville Road, Suite 205
Hendersonville, Tennessee 37075
(615) 246-2544

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Molly Kosowski 1117 Sparta Pike Nashville, Tennessee 37205	Same	115-02-0-073.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/00 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, MOLLY KOSOWSKI, a resident of the State of Tennessee ("Grantor"), by these presents, transfers and conveys unto MOLLY KOSOWSKI and SLOAN JEFFREY BAXTER, each a resident of the State of Tennessee, as joint tenants with the right of survivorship (collectively, "Grantee"), their heirs, successors and assigns, her rights, title and interests in and to that certain real property located in Sumner County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (collectively, the "Subject Property").

The Subject Property is improved property known as 1117 Sparta Road, Nashville, Tennessee 3720. Grantor's rights, title and interests in and to the Subject Property is conveyed to Grantee, their heirs, successors and assigns, without representation or warranty of any kind, nature or character, subject to all matters, whether or not shown in the public records. Grantor transfers her rights, title and interests in and to the Subject Property to Grantee on an "as-is, where-is" basis.

<Signatures and notary acknowledgments appear on the following pages>

IN WITNESS WHEREOF, Grantor has hereunto set his signature to be effective as of February 14th, 2025.

GRANTOR:

Molly Kosowski
MOLLY KOSOWSKI

STATE OF TENNESSEE)

COUNTY OF Sumner)

Before me, Tara Nicolazzi, a Notary Public of said County and State, personally appeared MOLLY KOSOWSKI, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained, by signing her name.

Witness my hand and seal, at Office in Hendersonville, Tennessee, this 14th day of Februany, 2025.

Tara Nicolazzi
Notary Public

My Commission Expires: 12/28/25

TARA NICOLAZZI STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF MACON

STATE OF TENNESSEE)

COUNTY OF Sumner)

Pursuant to Tenn. Code Ann. § 67-4-409(a)(1)(D), the actual consideration for this transfer is Ten and 00/100 Dollars ($10.00).

AFFIANT

Sworn to and subscribed before me, this 14th day of February, 2025.

Tara Nicolazzi
Notary Public

My Commission Expires: 12/28/25

TARA NICOLAZZI STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF MACON

EXHIBIT A

DESCRIPTION OF PROPERTY

LAND in Davidson County, Tennessee, being Lot No. 153, as shown on the map entitled Plan of Crest Meade Section III, of record in Plat Book 2331, Page 150, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

BEING the same property conveyed to MOLLY KOSOWSKI, by deed from FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, of record in Instrument No. 20120418-0032979, dated April 13, 2012, said Register's Office.