Karen Johnson Davidson County Batch # 1241778 DEEDQC 02/27/2025 09 55 39 AM 2 pgs Fees $12 00 Taxes $0 00 20250227-0014530	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-10.00- Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF February 2025 Notary Public MY COMMISSION EXPIRES 3/3/2026 (AFFIX SEAL)

JAD A. DUNCAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW

161 BELLE FOREST CIRCLE, NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Sloan Baxter and Molly Kosowski	**SAME**	**10513016900**
1109 Lawrence Avenue	(NAME)	
(ADDRESS) **Nashville, TN 37204**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ten and no/100 ($10.00) dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Sloan Baxter, unmarried ("Grantor"),** by these presents do hereby remise, release, quitclaim, and convey all of my right, title and interest, unto **Sloan Baxter and Molly Kosowski, as Joint Tenants with Rights of Survivorship, ("Grantees"),** their successors and assigns, the intent of this deed being to transfer said property into the Grantees' names together as Joint Tenants with Rights of Survivorship, a certain tract or parcel of land, located in Davidson County, Tennessee, to wit:

Being the Easterly 50 feet of Lots Nos 1,2, and 3 in W S Duckworth's Plan of Lots, as of record in Book 57, Page 83, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete description of the property

Being the same property conveyed to SLOAN BAXTER and SHELBY BAXTER, husband and wife, by A & N INVESTMENTS LLC, a Tennessee Limited Liability company, as to a Fifty Percent (50%) undivided interest, and BUILDING MASTERS LLC, a Tennessee Limited Liability company, as to a Fifty Percent (50%) undivided interest as tenants in common, by Warranty Deed of record in Instrument Number 20130619-0062534, Register's Office for Davidson County, Tennessee

Being the same property conveyed to SLOAN BAXTER, unmarried, from SHELBY BAXTER, unmarried by Deed dated February 26, 2021, of record in Instrument No 20210308-0029730

The purpose of this transaction is to create a Joint Tenancy with Rights of Survivorship between the Grantor and Grantee

Unimproved ( )
This is improved (X) property, known as: **1109 Lawrence Avenue, Nashville, TN 37204.**

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

Witness our hands this 26th day of February, 2025.

Sloan Baxter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared **Sloan Baxter** to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be their free act and deed

Witness my hand and official seal at office this 26th day of February **2025.**

Notary Public
My Commission Expires: 3/3/2026

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026