Karen Johnson Davidson County
Batch # 1290353 DEEDQC
06/26/2025 08 15 58 AM 2 pgs
Fees $12 00 Taxes $0 00
20250626-0050224

This Instrument Prepared by:
Covington D. Horan
Dismukes Law, PLLC
604 S. Margin Street
Franklin, TN 37064
(615) 200-8818

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
THE SUE BAXTER REVOCABLE TRUST 216 Plantation Court Nashville, TN 37221	Same as New Owner	142-05-A-052

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **SIGRID BAXTER, a single woman, ("Grantor")** does hereby assign, transfer, convey, and quitclaim any and all of her rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto the Trustees of **THE SUE BAXTER REVOCABLE TRUST, dated June 18, 2025, as amended**, and their successors, heirs and assigns. The real estate is described as follows:

A Certain Condominium apartment in Davidson County, Tennessee, being Unit No. H-4 together with the carport designated H-4-B on the plan of River Plantation Apartments Section 2 of record in Book 4460, page 136, and 137, Register's Office for said County which plan and record thereof are incorporated herein and made a part hereof by reference.

BEING the same property conveyed to Sigrid Baxter, a single woman, by Warranty deed from Marion H. Moore, an unmarried person, dated December 27, 1999, recorded December 30, 1999, of record in Instrument No. 199912300309131, Register's Office for Davidson County.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above described property.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The consideration for this conveyance, per T.C.A. 67-4-409(a)(1)(D), is $-0-.

Subscribed and sworn to before me this the 18th day of June, 2025.

Sigrid Dorin Baxter
Affiant

Notary Public

My Commission Expires: _____

COVINGTON G DISMUKES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM EXPIRES DECEMBER 13, 2025

This is improved property, known as 216 Plantation Court, Nashville, TN, 37221.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 18th day of June, 2025.

Sigrid Baxter
SIGRID BAXTER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SIGRID BAXTER**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 18th day of June, 2025.

Notary Public

My Commission Expires: _____

COVINGTON G DISMUKES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM EXPIRES DECEMBER 13 2025