Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To.
Ian Duvenhage and Susan Bell Duvenhage, Co-Trustees **518 Baxter Lane** **Nashville, TN 37220**	**160 07 0A 002.00**	**SAME**
This instrument prepared by. Carter Shelton Jones, PLC 2021 Richard Jones Road, Suite 240, Nashville, TN 37215		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Ian Duvenhage and wife, Susan B. Duvenhage, as tenants by the entirety** (the "Grantors"), by these present hereby transfer, assign, and quitclaim to **Ian Duvenhage and Susan Bell Duvenhage, Co-Trustees of the Duvenhage Family Revocable Trust dated August 28, 2025** (the "Grantees"), Grantees' successors and assigns, all of Grantors' right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property")

This is improved property known as **518 Baxter Lane, Nashville, TN 37220**.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property

Karen Johnson Davidson County
Batch # 1320066 DEEDQC
09/09/2025 08 55 36 AM 3 pgs
Fees $17 00 Taxes $0 00



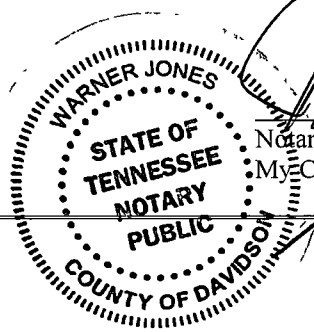
20250909-0071795

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-

Affiant

Subscribed and sworn to before me this 28th day of August, 2025



Notary Public
My Commission Expires. 5/8/28

Grantors and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Warner Jones or Carter Shelton Jones, PLC perform a title examination; and that neither Warner Jones nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information

Tennessee Code Annotated § 35-15-510 shall apply to the Property and/or the proceeds (as that term is defined in such section) from the Property.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 28th day of August, 2025.

IAN DUVENHAGE

SUSAN B. DUVENHAGE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ian Duvenhage and Susan B. Duvenhage**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 28th day of August, 2025.

Notary Public

My Commission Expires
5/8/28

WARNER JONES
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT A

(Legal Description of the Property)

Being Lot Number 1-B on the Exhibit Map to create a Horizontal Property Regime Lot No. 1 on the Plan of C. P. Hartman Property of record in Book 4715, page 89, Register's Office for Davidson County, Tennessee, as revised in Instrument No. 20060106-0001913, said Register's Office, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Ian Duvenhage and wife, Susan B. Duvenhage (as tenants by the entirety) from Ian Duvenhage by quitclaim deed filed for record on October 26, 2010, Instrument Number 20101026-0085728, as of record in the Register's Office for Davidson County, Tennessee