THIS INSTRUMENT PREPARED BY:
W. Warner McNeilly, III
Watkins & McNeilly, PLLC
214 Second Ave. North, Suite 300
Nashville, TN 37201-1638
(615) 255-2191

Karen Johnson
Batch # 1382818
02/19/2026 11:40:40 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260219-0013270

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL#
RUSSELL M. BAXTER, Trustee 5809-A Morrow Rd. Nashville, TN 37209	SAME	142060B293.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $1.00.

RUSSELL M. BAXTER

SUBSCRIBED AND SWORN to before me by RUSSELL M. BAXTER this 13th day of February, 2026.

W. WARNER MCNEILLY, III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2029

Notary Public
My Commission Expires: 5/8/29

FOR AND IN CONSIDERATION of One Dollar ($1.00), we, TIMOTHY D. BAXTER and KAREN K. BAXTER, CO-TRUSTEES OF THE BAXTER TENNESSEE COMMUNITY PROPERTY TRUST dated October, 2022 ("GRANTORS"), do hereby quitclaim and by these presents do transfer and convey unto RUSSELL M. BAXTER, TRUSTEE OF THE BAXTER IRREVOCABLE TRUST, his successors and assigns ("GRANTEE"), all of GRANTORS' right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee described on Exhibit A attached hereto and incorporated herein by reference.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 13th day of February, 2026.

Timothy D. Baxter Co-Trustee

TIMOTHY D. BAXTER, CO-TRUSTEE OF THE BAXTER TENNESSEE COMMUNITY PROPERTY TRUST dated October 4, 2022

Karen K. Baxter Co-Trustee

KAREN K. BAXTER, CO-TRUSTEE OF THE BAXTER TENNESSEE COMMUNITY PROPERTY TRUST dated October 4, 2022

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me personally appeared TIMOTHY D. BAXTER and KAREN K. BAXTER, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they are the Co-Trustees of the Baxter Tennessee Community Property Trust dated October, 2022 and that they as such Co-Trustees executed the within instrument for the purposes therein contained.

Witness my hand, this 13th day of February, 2026.

NOTARY PUBLIC

My Commission Expires:

5/8/29

W. WARNER MCNEILLY, III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2029

EXHIBIT A

Land in Davidson County, Tennessee, being Building No. 55, Unit 293, and Garage No(s). 1, on the plan of "Peppertree" Creekside Meadows Condominiums, as shown by plat of record in Plat Book 4675, Page 128-130, in the Register's Office for Davidson County, Tennessee, together with all fixtures, appliances, wallcoverings, carpets and other improvements therein and the undivided interest in the common elements appurtenant thereto, all being more particularly described in the Master Deed and By-Laws of record in Book 4834, page 257 through 312, as amended in Book 4894, page 174, Book 5045, page 800, Book 5086, page 80, and Book 5259, page 5, R.O.D.C. and the Charter of Creekside Meadows Association, Inc. of record in Book 4836, page 610, said Register's Office.

Being the same property conveyed to Timothy D. Baxter and Karen K. Baxter, Co-Trustees of The Baxter Tennessee Community Property Trust dated October 4, 2022 by deed of record in instrument #20221020-0114339, R.O.D.C.

The property address is 810 Bellevue Road #293, Nashville, TN 37221