This Instrument Prepared by:
J. Jill Qualls Baxter
BAXTER & BAXTER, PLLC
USB Tower
315 Deaderick Street, Floor 17
Nashville, Tennessee 37238

The actual consideration or value, whichever is greater for this transfer is One dollar ($0)

Karen Johnson Davidson County
Batch # 1418094 DEEDQC
05/08/2026 02:18:25 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260508-0041809

Jenifer Jill Qualls Baxter
AFFIANT

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn to and subscribed before me
This 8th day of May, 2026.

DANNY J. BAXTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2027

NOTARY PUBLIC

My Commission Expires: 07-07-2027

QUITCLAIM DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP & PARCEL NO.
Danny J. Baxter and Jenifer Jill Qualls Baxter 1605 Rachel Way Old Hickory, Tennessee 37138	Same	Map 064 030 0A Parcel 057.00

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Annotated §67-4-409(a)(4) no transfer tax is due.

FOR AND IN CONSIDERATION of a $0, by these presents **Jennifer Jill Qualls, grantor, a married woman,** whose mailing address is **1605 Rachel Way, Old Hickory, TN 37138**, grants and quitclaims to **Danny J. Baxter** and **Jenifer Jill Qualls Baxter, husband and wife**, as Tenants by the Entirety, hereafter grantees, whose tax mailing address is **1605**

Rachel Way, Old Hickory, TN 37138, with quitclaim covenants, all right, title, interest and claim to the following described tract of land:

SEE EXHIBIT A ATTACHED HERETO FOR THE LEGAL DESCRIPTION

Property Address is: 1605 Rache Way, Old Hickory, TN 37138

Jennifer Jill Qualls, grantor, is the same person as **Jenifer Jill Qualls Baxter.**

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20050502-0048182 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 064 03 0A 057.00

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of records; in so far as in force applicable.

The real property described above is conveyed subject the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on May 8, 2026.

Jennifer Jill Qualls Baxter

Jenifer Jill Qualls Baxter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The foregoing instrument was acknowledged before me on May 8, 2026 by **Jenifer Jill Qualls Baxter** who is personally known to me or has produced Driver License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

NOTARY PUBLIC
My Commission Expires: 07-07-2027

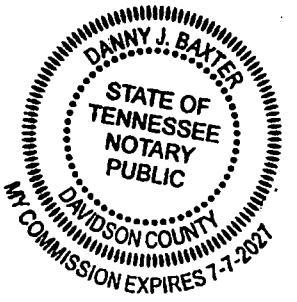


EXHIBIT A

(LEGAL DESCRIPTION)

Land in Davidson County, Tennessee, being Lot 85, Phase Twelve, Section One, Brandywine Pointe, as shown on plat of record in Plat Book 7900, Page 881, Amended in Book 9828, Page 822 and Book 9874, Page 492, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to the Primacy Closing Corporation, a corporation organized under the laws of Nevada, in Warranty Deed of record in Instrument No. 20050502-0048181.

Being the same property conveyed to Jennifer Jill Qualls, an unmarried woman, in Warranty Deed of record in Instrument No. 20050502-0048182.

Assessor's Parcel No: 064 03 0A 057.00