THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:

Shannon Cabe Baird, Trustee
P.O. Box 40304
Nashville, TN 37204

Send Tax Bill to:
Owner

Map-Parcel Numbers:
146-11-0-027.00

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Williamson

The Actual Consideration or Value, whichever is greater, for this transfer is $10.00.

Jennifer Crowell
Affiant

Subscribed and sworn to before me, this the 27th day of February, 2017.

Notary Public

My Commission Expires:
1/17/21

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Shannon C. Baird, Unmarried** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **Shannon Cabe Baird, Trustee, or her successors in interest, of the Shannon Cabe Baird Living Trust dated February 27, 2017, and any amendments thereto,** HEREINAFTER CALLED GRANTEE(S), HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

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

Said property is commonly referred to as 620 Crieve Rd Nashville, Tennessee 37220.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 27th day of February, 2017.

Shannon C Baird
Shannon C. Baird

BILL GARRETT, Davidson County
Trans:T20170020649 DEEDQC
Recvd: 03/10/17 08:56 2 pgs
Fees:12.00 Taxes:0.00
20170310-0023639

STATE OF TENNESSEE

COUNTY OF Williamson

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

Witness my hand and official seal this 27th day of February, 2017.

My commission expires: 1/17/21

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Section One Revised, Creive Hall Estates of record in Plat Book 1835, Page (s) 122 through 124, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Samuel F. Baird and wife, Shannon C. Baird by Warranty deed from Rodney Lee Freeman and wife, Dinah H. Freeman of record in Book 5629, page 313, Register's Office for Davidson County, Tennessee, dated July 25, 1980 and recorded on July 28, 1980.

The said Samuel F. Baird and Shannon C. Baird having since divorced and by Order of the Second Circuit Court, Docket No. 94D1112 was divested out of Samuel F. Baird and vested in Shannon Cabe Baird

SCB