This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

Bill Garrett Davidson County
Batch# 3774 DEEDQC
09/22/2017 11:08:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20170922-0097452

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Andrea P. Baird Trust c/o Matthew Moore, Trustee 1108 Hunters Trail Drive Franklin, TN 37069	Same	158 00 0 072.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Andrea Phillips Baird (the "Grantor"), does hereby quitclaim, transfer and convey all her right, title and interest in and to the following described property to Matthew Moore, Trustee and his successors in trust, of the Andrea P. Baird Trust dated June 6, 2017 (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee (the "Property"), more particularly described as follows:

Land in the 7th Civil District of Davidson County, Tennessee, described in part according to a survey made by Turner Engineering Company, Inc., dated August 10, 1970, as follows:

> Beginning at a concrete monument located at the southeast corner of the southeasterly terminus of Andover Drive as shown on the Plan of Hillsboro Park, Section II, of record in Book 2900, page 74, Register's Office of said County, said concrete monument also being located at the most easterly front corner of Lot No. 524 of said subdivision, said concrete monument also being located at the northwest corner of the property conveyed to Edward D. Null and wife, by deed from Sidney S. McAlister and wife, as of record in Book 4421, page 451, in said Register's Office; thence with said Null's northeasterly line, South 74 degrees 33' East 99.6 feet and along a slight curve to the right, having a radius of 2324.0 feet southeastwardly 140.61 feet to the said Null's northeast corner; thence north 3: 32' 30" East 31.10 feet to the southeast corner of 0.17 acres, more or less, tract of land which is being or has been conveyed to George Q. Langstaff, Jr. and wife, by deed from Estes-Taylor Company, a Tennessee corporation; thence with said Langstff's southwestwardly line; along a slight curve to the left, having a radius of 2354.0 feet, northwestwardly 135.44 feet and North 74 degrees 33' West 105.1 feet to a point in the center of said southeasterly terminus of Andover Drive; thence with the easterly line of said southeasterly terminus of Andover Drive, South 4 degrees 55' West 30.51 feet to the point of beginning, containing 0.17 acres, more or less.
>
> Being the same property conveyed to Andrea Phillips Baird, single, from Brian K. Turner and Amanda Cassetty Turner, by Warranty Deed dated

November 5, 2010, of record in Instrument No. 20101105-0089039, Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property located at 5996 Andover Drive, Nashville, Tennessee 37215.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 22nd day of September, 2017.

Andrea Phillips Baird, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Andrea Phillips Baird, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, the 22nd day of September, 2017.

Notary Public

My Commission Expires: 5/05/20

STACIE L. BEISHUIZEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Stacie L. Beishuizen
My Commission Expires
May 05, 2020
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is zero dollars ($0.00)

Carla L Lovell
Affiant

Subscribed and sworn to before me the 22nd day of September, 2017.

Notary Public

My Commission Expires: 5/05/20

STACIE L. BEISHUIZEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Stacie L. Beishuizen
My Commission Expires
May 05, 2020
STATE OF TENNESSEE

802513.2 11791-001

CERTIFICATE OF AUTHENTICITY

I, Carla L. Lovell, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Carla L Lovell

Carla L. Lovell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared, Carla L. Lovell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, the 22nd day of September, 2017.

Notary Public

My Commission Expires: 5/05/20

STACIE L. BEISHUIZEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Stacie L. Beishuizen
My Commission Expires
May 05, 2020
STATE OF TENNESSEE