THIS INSTRUMENT WAS PREPARED BY:
Bankers Title & Escrow Corporation
5107 Maryland Way, Suite 115
Brentwood, TN 37027

Bill Garrett
Batch# 95436
05/22/2018 11:14:14 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20180522-0048949

New Owner:	Send Tax Bills To:	Map & Parcel No:
Baird Property, LLC 2899 Waterleaf Dr. Germantown, TN 38138	Same	10313003300

Preparer makes no representative warranties as to the accuracy of the information contained herein, the same having been prepared from information furnished solely by the parties hereto without benefit of a title search.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00) Dollar, cash in hand paid, **Suzanne Sullivan Vives and Daniel M. Vives, wife and husband**, the Grantors, have bargained and sold, and do hereby transfer, convey and quitclaim unto **Baird Property, LLC**, the Grantee, its heirs and assigns forever, all of their rights, title and interests in and to certain real property situated in Davidson County, Tennessee, and being more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Hillwood Estates, Section 3, as of record in Book 1835, Page 135, Register's Office for said County.
>
> Said Lot No. 23 fronts 350 feet on the northerly side of Wilsonia Drive and extends back 375 feet on the easterly line and 386.5 feet on the westerly line to a dead line, measuring 340 feet thereon.
>
> Being the same property conveyed to Suzanne Sullivan Vives and Daniel M. Vives, wife and husband, from Douglas C.H. Henry and Robert S. Henry, Co-Executors of the Estate of Douglas S. Henry, by Warranty Deed of record in Instrument No. 20180413-0034898, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 408 Wilsonia Avenue, Nashville, TN 37212.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed for the purposes herein stated by subscribing their signatures this 18 day of May, 2018.

GRANTORS:

Suzanne Sullivan Vives

Suzanne Sullivan Vives

Daniel M. Vives

STATE OF TN
COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **Suzanne Sullivan Vives and Daniel M. Vives,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument as their free act and deed for the purposes herein contained.

WITNESS my hand and official seal at Memphis, Tennessee, this 18 day of May, 2018.

NOTARY PUBLIC

My Commission Expires: 4/7/19

TAMIEKA V. LEE STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

STATE OF Tennessee
COUNTY OF Shelby

The Actual Consideration or Value, whichever of greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 18 day of May, 2018.

NOTARY PUBLIC

My Commission Expires 4/7/19

TAMIEKA V. LEE STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY