Karen Y Johnson Davidson County
Batch# 138413 DEEDQC
09/10/2018 01:51:56 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180910-0089563

This Instrument Prepared By:
ROBERT TODD JACKSON, ESQ.
The Chapple Building
5115 Maryland Way
Suite 301
Brentwood, TN 37027

The actual consideration or value whichever is greater for this transfer is $-0-.

AFFIANT

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Sworn to and subscribed before me on the 15th day of August, 2018.

NOTARY PUBLIC

My commission expires: 3/8/22

LEE ANN EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-8-2022

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	TAX MAP-PARCEL NOS.
SCOTT G. BAIRD 24561 El Alicante Laguna Niguel, CA 92677	Same	Map 129-11 Parcel 25

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, MARIAN L. BAIRD, now a single person, by these presents do hereby quitclaim and convey unto SCOTT G. BAIRD, now a married person, to his heirs, successors, and assigns, all my right, title, and interest in and to the following described tract of land, to wit:

LAND in Davidson County, Tennessee, being Lot No. 170 on the Plan of Section 1, Warner Park Valley, as of record in Book 3600, pages 12, 13, and 14, Register's Office for said County, and described as follows:

BEGINNING at a point in the westerly margin of Neuhoff Lane, at the corner of Lots 170 and 171; thence with the line between said lots, westerly 143.2 feet to a point in the easterly line of Lot No. 168; thence with the line between Lots 170, 168, and 169, northerly 136.2 feet to a point in the southerly margin of St. Henry Drive; thence with the margin of the same, easterly 92.94 feet to a point at the beginning of a curve; thence around said curve, southeasterly 36.11 feet to a point in the westerly margin of Neuhoff Lane; thence with the margin of the same, southerly 90.46 feet to the point of beginning.

Being the same property conveyed to Marian L. Baird by Clarence N. Baird by Quitclaim Deed, as of record in Book 5115, Pages 355 and 356, Register's Office for Davidson County, Tennessee on October 1, 1976.

This is improved property known as 6329 St. Henry Drive, Nashville, TN 37205.

THIS QUITCLAIM DEED WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES, AND NO TITLE EXAMINATION OR RESEARCH WAS REQUESTED OF OR CONDUCTED BY THE PREPARER THEREOF.

Witness my hand on the Aug 15 day of August, 2018.

Marian L. Baird
MARIAN L. BAIRD

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARIAN L. BAIRD, the within named bargainor, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson County, Tennessee on the 15th day of August, 2018.

Lee Ann Edwards
NOTARY PUBLIC

My commission expires: 3/8/22

