Karen Johnson Davidson County
Batch# 224578 DEEDQC
05/01/2019 02:59:32 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190501-0040526

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-.

Scott G. Baird
AFFIANT

STATE OF California]
COUNTY OF Orange]

Sworn to and subscribed before me on the 13th day of April, 2019.

SEE ATTACHED

NOTARY PUBLIC

My commission expires: _____

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	TAX MAP-PARCEL NOS.
MARIAN L. BAIRD 6239 St. Henry Drive Nashville, TN 37205	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, we, SCOTT G. BAIRD and wife, ANNA MARIE BANTIGUE, now married persons, by these presents do hereby quitclaim and convey unto MARIAN L. BAIRD, now a single person, to her heirs, successors, and assigns, all our 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 Scott G. Baird by Marian L. Baird by Quitclaim Deed, as of record in Instrument No. 20180910-0089563, Register's Office for Davidson County, Tennessee on September 10, 2018.

This is improved property known as 6239 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 13th day of APRIL, 2019.

Scott G. Baird

SCOTT G. BAIRD

Witness my hand on the 13th day of April, 2019.

Anna Marie Bantigue

ANNA MARIE BANTIGUE

SEE ATTACHED

CALIFORNIA JURAT WITH AFFIANT STATEMENT **GOVERNMENT CODE § 8202**

☑ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], *not* Notary)

Scott G. Baird
Signature of Document Signer No. 1

x x x x x
Signature of Document Signer No. 2 (if any)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange

Subscribed and sworn to (or affirmed) before me on this 13th day of April, 2019,
Date *Month* *Year*
by
(1) Scott G. Baird
(and (2) x x x x x),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

TARANEH DALAEI
Notary Public - California
Orange County
Commission # 2148982
My Comm. Expires Apr 14, 2020

Signature
Signature of Notary Public

Seal
Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Orange)

On April 13th 2019 before me, Taraneh Dalaei, Notary Public
Date *Here Insert Name and Title of the Officer*

personally appeared Scott G. Baird and
Anna Marie Bartigne
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

TARANEH DALAEI
Notary Public - California
Orange County
Commission # 2148982
My Comm. Expires Apr 14, 2020

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Quitclaim Deed
Document Date: 4.13.19 Number of Pages: 2
Signer(s) Other Than Named Above: —

Capacity(ies) Claimed by Signer(s)

Signer's Name:	Signer's Name:
☐ Corporate Officer — Title(s):	☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer Is Representing:	Signer Is Representing:

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