PERSONAL REPRESENTATIVE DEED

This document was prepared by:

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Karen Johnson Davidson County
Batch# 369941 DEEDWARR
03/10/2020 10:27:00 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200310-0026723

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
Jason Bartt Baird 1003 Birdstall Street Old Hickory, Tennessee 37138	Same as New Owner	2D 15178 Map 148-12 Parcel 86

Pursuant to his duties and responsibilities as the Personal Representative of the Estate of Doris Pendergraph Baird with a copy of the Letters Testamentary attached hereto, Jason Bartt Baird (hereinafter called the "Grantor"), does transfer and convey unto **Jason Bartt Baird, James Brett Baird and Jeana Brittney Baird** (hereinafter called the "Grantees"), as tenants in common without the right of survivorship, their heirs, successors and assigns, a certain tract/parcel of land in Davidson County, Tennessee, described as follows:

> Being Lot No. 100 on the Plan of Debra Heights, Section 1, as of record in Book 3842, Page 20, Register's Office For Davidson County, Tennessee.
>
> Said Lot No. 100 fronts 103.58 feet on the south side of Richards Road and runs back 144.66 feet on the east line and 96.85 feet on the west line, to a dead line in the rear on which measures 111.97 feet.

Being a part of the same property conveyed to Doris P. Baird by quit deed from James P. Baird of record at Book 10645, Page 909 Registers Office for Davidson County, Tennessee.

This is improved property known as 813 Richards Road, Nashville, Tennessee, 37013.

TO HAVE AND TO HOLD the said tract/parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, his/her/its heirs and/or successors and assigns, forever. The Grantor makes no covenants and/or warranties with said Grantee and said property is conveyed subject to such limitations, restrictions and encumbrances as may effect title to said property.

WITNESS my hand on this the 14TH day of February, 2020.

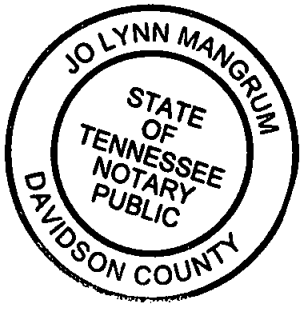
Jason Bartt Baird,
Personal Representative
Estate of Doris P. Baird

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the below listed Notary Public for the aforementioned state and county, personally appeared **Jason Bartt Baird,** the Grantor named herein, with whom I am personally acquainted and who, upon oath, acknowledged that she is the Grantor named herein, is authorized to make this transfer for the purposes contained herein. Witness my hand on this the 14th day of February, 2020.

Notary Public

My Commission Expires: 03/07/2023



STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Jason Bartt Baird,
Personal Representative
Estate of Doris P. Baird

Subscribed and sworn to before me this the 14th day of February, 2020.

Notary Public

My commission expires: 03/07/2023



IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS TESTAMENTARY

TO: **JASON BARTT BAIRD** DOCKET NO: **19P1137**

*It appearing to the Court that **DORIS PENDERGRAPH BAIRD** has died leaving a written Will in which you are appointed **Executor** and which has been duly approved by the Court; and you having been qualified according to law, and it having been ordered by said Court that Letters Testamentary issue to you;*

*THESE ARE, THEREFORE, to empower you, the said **JASON BARTT BAIRD**, to enter upon the execution of said Will, and take into your possession all of the property, and to make, within **sixty (60) days** from this date, a perfect inventory thereof, and make due collection for all debts, and after paying all the just demands against the Testator, and settling up the business according to law, you will pay over and deliver the property and effects that may remain in your hands, and do all other things that may be required, according to the provisions of the said will and the laws of the land.*

*WITNESS, Richard R. Rooker, Clerk of the Probate Court, at office, this **July 11th, 2019**.*

RICHARD R. ROOKER, Clerk

RICHARD R. ROOKER CIRCUIT COURT CLERK

_____ D.C.

STATE OF TENNESSEE)

DAVIDSON COUNTY)

I, RICHARD R. ROOKER, Clerk of the Probate Court of said County, do hereby certify that the foregoing is a true and perfect copy of the Letters Testamentary issued to **JASON BARTT BAIRD** as **Executor** of the estate of **DORIS PENDERGRAPH BAIRD**, deceased, and I do further certify that **JASON BARTT BAIRD** is still acting **Executor** of the estate of **DORIS PENDERGRAPH BAIRD** and all acts as such are entitled to full faith and credit as it appears from the official record in my office in Nashville, Tennessee, this the 11th day of July, 2019

RICHARD R. ROOKER, Clerk

RICHARD R. ROOKER CIRCUIT COURT CLERK

_____ D.C.