Karen Johnson Davidson County
Batch# 597905 DEEDQC
03/23/2021 11:15:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210323-0038083

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
David J. Baird Rachel M. Guilbeau 5007 Wyoming Avenue Nashville, TN 37209	New Owners	103-03-0-197.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **David J. Baird, a married man,** by these presents does hereby quitclaim and convey unto **David J. Baird and Rachel M. Guilbeau, husband and wife,** their heirs, successors and assigns, all of his right, title and interest in and to the following described tract of land:

Land in the Davidson County, Tennessee, described as follows:

Beginning on the southerly margin of Wyoming, formerly 6th Avenue, 100 feet East of the Easterly margin of 51st Avenue North; thence with the Southerly margin of said Wyoming Avenue Eastwardly 70 feet to the Northwest corner of the property conveyed to J. D. Edwards and wife, by deed from Harlan W. Anthony and wife, of record in Book 1732, page 631, Register's Office for said County; thence with said Edward's Westerly line Southwardly 150 feet to his Southwest corner, and continuing in the same boundary line of the property conveyed to Elizabeth Thompson by deed from J. J. Craddock and wife, of record in Book 581, page 454, said Register's Office; thence Westwardly and parallel with the Southerly margin of said Wyoming Avenue 70 feet; thence Northwardly 252 feet, more or less, to the beginning.

Being the same property conveyed to David J. Baird, an unmarried man by Warranty deed from The Estate of Clayton Myatt Holland, Sr., Clayton Myatt Holland, Jr., and Linda Holand Hawkins, as Heirs and Co-Executors of record in Book 9932, page 153, Register's Office for Davidson County, Tennessee, dated January 19, 1996 and recorded on January 31, 1996.

Being also known as 5007 Wyoming Avenue, Nashville, Tennessee 37209.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 16TH day of March, 2021.

Affiant

Carmen Coats
Notary Public

My commission expires: 03 08 2022 (Affix Seal)

CARMEN COATS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 16th day of March, 2021.

David J. Baird

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **David J. Baird**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal 16th day of March, 2021.

Notary Public

My Commission Expires: 5|3|21



True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

