Karen Johnson Davidson County
Batch# 906697 DEEDQC
08/23/2022 12:15:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220823-0095157

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF August, 2022.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-08-2024

THIS INSTRUMENT WAS PREPARED BY (and return to):
Garside & Hunter, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Robert Patrick Baird, Patricia Baird and Alexandra Marie Moran	**Same**	
(NAME)	(NAME)	**083-09-0-157.00**
1311 Woodland Street		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

ROBERT BAIRD, AN UNMARRIED MAN AND PATRICIA BAIRD, A MARRIED WOMAN ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

ROBERT PATRICK BAIRD, AN UNMARRIED MAN, PATRICIA BAIRD, A MARRIED WOMAN, AND ALEXANDRA MARIE MORAN, AN UNMARRED WOMAN, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 14, BLOCK 1 ON THE PLAN OF ANDREW ALLISON ADDITION OF RECORD IN PLAT BOOK 161, PAGE 74, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO ROBERT BAIRD, AN UNMARRIED MAN AND PATRICIA BAIRD, A MARRIED WOMAN, BY WARRANTY DEED FROM 1311 WOODLAND NASHVILLE LLC, A TEXAS LIMITED LIABILITY COMPANY DATED JUNE 4, 2021 AND FILED FOR RECORD ON JUNE 9, 2021 AS INSTRUMENT NO. 20210609-0077898, REGISTER OF DEEDS OFFICE FOR DAVIDSON COUNTY TENNESSEE.

THE SAID ROBERT BAIRD AND ROBERT PATRICK BAIRD BEING ONE AND THE SAME.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

The subject property was not the marital residence of the Grantor herein, and as such is not subject to any homestead interest as contemplated by T.C.A. § 26-2-301, et seq., or other similar Tennessee law or statute.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **1311 Woodland Street, Nashville, TN 37206**

Witness our hands this the 15th day of August, 2022.

Robert Baird
Robert Patrick Baird 8/15/2022

STATE OF Tennessee)
COUNTY OF Davidson)

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

Witness my hand and official seal, this the 15th day of August, 2022.

Notary Public
My Commission Expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Patricia Baird

STATE OF Tennessee)
COUNTY OF Campbell)

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

Witness my hand and official seal, this the 15th day of August, 2022.

Megan
Notary Public
My Commission Expires: May 22, 2024

MEGAN STOOKSBURY
STATE OF TENNESSEE
NOTARY PUBLIC
CAMPBELL COUNTY

Certificate of Authenticity

I, Ryan Lux, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/23/22.

Date

Affiant Signature

8/23/22

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8 day of August, 2022.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: _____
Date

Notary's Seal (if on paper)