Karen Johnson Davidson County
Batch# 1010977 DEEDQC
06/05/2023 08 42 59 AM 2 pgs
Fees $12 00 Taxes $0 00
20230605-0042099

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.

Patricia A Baird
Affiant

Subscribed and sworn to before me on this 1st day of June, 2023.

STACY NEISLER STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

NOTARY PUBLIC My Commission Expires: 02/28/2027

Prepared By:
Stacy S. Neisler / The Law Office of Stacy S. Neisler PLLC
2011 Wall Street Spring Hill TN 37174 / (615) 302-3300

New Owner Address:
Robert John Baird and Patricia Ann Baird as Trustees of the Baird Family Trust Dated June 1, 2023
2408 Mercer Court
Thompsons Station, Tennessee 37179

Send Tax Bills To:
Robert John Baird and Patricia Ann Baird as Trustees of the Baird Family Trust Dated June 1, 2023
2408 Mercer Court
Thompsons Station, Tennessee 37179

NOW, THEREFORE, for and in consideration of the sum of One Dollar ($1.00), cash in hand paid, and other good and valuable consideration, **ROBERT J. BAIRD AND PATRICIA A. BAIRD, HUSBAND AND WIFE, THE GRANTORS,** do hereby convey, remise, release and forever quitclaim unto **ROBERT JOHN BAIRD AND PATRICIA ANN BAIRD AS TRUSTEES OF THE BAIRD FAMILY TRUST DATED JUNE 1, 2023, THE GRANTEES,** their successors and assigns, all of their right, title and interest in and to a certain tract of land in Davidson County, Tennessee described as follows:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Unit 98 on the plan of The Villas at Concord Place, Phase 4 as shown on Exhibit "A-1" to the Third Supplemental Declaration to Declaration of Protective Covenants, Conditions and Restrictions and Easements for the Villas at Concord Place of record in Instrument No. 20070130-0012170, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property and legal description conveyed to Robert J. Baird and Patricia A. Baird by Warranty Deed dated September 10, 2020, of record in Instrument No 20200911-0103833 in the Register's Office for Davidson County, Tennessee.

Map & Parcel: 181 14 0A 190.00

This property is improved property known as **8816 Dolcetto Grove, Brentwood, Tennessee 37027**.

This conveyance is made subject to all covenants, easements, rights of way, and agreements of record and set forth in the prior deed of record for this property.

The legal description herein was taken from the prior deed of record

All information contained herein was provided to the preparer of this instrument by Grantor. A title examination was not performed or requested by either party.

Said property is conveyed subject to such limitations, taxes, rights of way, by-laws, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 1st day of June, 2023

ROBERT J. BAIRD

PATRICIA A. BAIRD

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, ROBERT J. BAIRD, who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of June, 2023.

My commission expires:
02/28/2027

STACY NEISLER STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, PATRICIA A. BAIRD, who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of June, 2023.

My commission expires:
02/28/2027

STACY NEISLER STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

NOTARY PUBLIC