Karen Johnson Davidson County
Batch# 1143709 DEEDQC
06/05/2024 12:41:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240605-0042084

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 5th DAY OF June 2024

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

THIS INSTRUMENT WAS PREPARED BY:
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Robert Patrick Baird	**Robert Patrick Baird**	
(NAME) **321 Garfield Street**	(NAME) **Same as New Owner**	082-05-0T-005-00
(ADDRESS) **Nashville, TN 37208**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **PATRICIA W. BAIRD, A MARRIED WOMAN,*** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **ROBERT PATRICK BAIRD, A MARRIED MAN,**** ("GRANTEE") ITS REPRESENTATIVES, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 5 OF FOURTH & GARFIELD, A TOWNHOUSE PLANNED UNIT DEVELOPMENT LOCATED AT NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED IN A DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR FOURTH & GARFIELD, A TOWNHOUSE PLANNED UNIT DEVELOPMENT, (HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS), OF RECORD AS INSTRUMENT NO. 20150807-0079079, AS AMENDED IN INSTRUMENT NO. 20161228-0136094 AND INSTRUMENT NO. 20170810-0081961, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE. THE CASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS AND REGULATIONS IMPOSED UPON AND RELATING TO THE UNITS, PROPERTY, CO-OWNERS AND TENANTS OF FOURTH & GARFIELD, A TOWNHOUSE PLANNED UNIT DEVELOPMENT, CONTAINED IN SAID DECLARATION, THE PLAT FILED AS EXHIBIT "B" TO SAID DECLARATION APPEARING IN INSTRUMENT NO. 20150807-0079079, AND BYLAWS APPENDED THERETO AS EXHIBIT "D", SAID REGISTER'S OFFICE, ARE INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF THE SAME AS THOUGH COPIED HEREIN FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO ROBERT PATRICK BAIRD, AN UNMARRIED MAN, AND PATRICIA W. BAIRD, A MARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP BY WARRANTY DEED FROM 4TH AND GARFIELD, LLC, A GEORGIA LIMITED LIABILITY COMPANY OF RECORD AS INSTRUMENT NO. 20171012-0104704 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED OCTOBER 5, 2017 AND RECORDED OCTOBER 12, 2017; THE SAID ROBERT PATRICK BAIRD HAVING SINCE MARRIED.

BEING ALSO KNOWN AS 321 GARFIELD STREET, NASHVILLE, TN 37208

***THE SUBJECT PROPERTY HAVING NEVER BEEN THE PERSONAL, PRIMARY RESIDENCE OF GRANTOR AT ANY TIME, GRANTOR WARRANTS THAT SHE HAS NEVER LIVED IN THE SUBJECT PROPERTY AS A MARRIED PERSON AND THAT THE SUBJECT PROPERTY IS NOT SUBJECT TO ANY HOMESTEAD, DOWER, OR OTHER MARITAL RIGHTS OR INTERESTS AS CONTEMPLATED IN T.C.A. § 26-2-301 OR OTHER SIMILAR STATUTES THEREIN.**

****THE SAID ROBERT PATRICK BAIRD NOW OWNS A 100% UNDIVIDED INTEREST IN THE SUBJECT PROPERTY AS HIS SOLE AND SEPARATE PROPERTY.**

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness my hand this the 18 day of May, 2024.

Patricia W. Baird

STATE OF TENNESSEE
COUNTY OF Anderson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Patricia W. Baird, the within named bargainor, to me known (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, at office, this 18 day of May, 2024.

Notary Signature

My commission expires: Sept 28, 2025

OLIVIA SNELLGROVE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ANDERSON

My Comm. Expires
Sep 28, 2025

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **May 18, 2024**.

Date

D Hardwick

Affiant Signature

June 5, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **5th** day of **June**, 20**24**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026