THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Buron Hills Blvd Ste. 130
Nashville, TN 37215
File 241049155

Karen Johnson Davidson County
Batch # 1200262 DEEDQC
11/01/2024 10:00:46 AM 4 pgs
Fees: $22.00 Taxes: $0.00

20241101-0084850

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 31st day of October, 2024.

Notary Public

My Commission Expires:

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Matthew Moore, Trustee 5996 Andover Drive Nashville, TN 37215	New Owner	158 00 0 072.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Andrea Phillips Baird and Matthew Moore, Trustee and his successors in trust, of the Andrea P. Baird Trust dated June 6, 2017,** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey to **Matthew Moore, Trustee and his successors in trust, of the Andrea P. Baird Trust dated June 6, 2017,** their heirs and assigns, all of their interest in the following land:

Tract I:

A tract of land in the 7th Civil District of Davidson County, Tennessee, and being more particularly described according to a survey by Turner Engineering Company, Inc., dated May 28, 1970, as follows: Beginning at a concrete monument located the Southeast terminus of Andover Drive, and the Northeast corner of Lot No. 524 of the recorded Plan of Hillsboro Park, Section II, Book 2900, Page 74, Register's Office for said County, and proceeding as follows: South 74 degrees, 33' East, a distance of 99.96 feet to a hub; thence with a 2324.0 foot radius curve to the right, a distance of 140.61 feet to an iron pin; thence South 3 degrees, 32' West, a distance of 332.2 feet to an iron pin; thence North 74 degrees, 12' West, a distance of 291.5 feet to an iron pin in the East property line North 12°27' East a distance of 329.0 feet to the Point of Beginning, and containing 2.0 acres, more or less.

Being part of the same property conveyed to Andrea Phillips Baird, single, by Warranty Deed from Brian K. Turner and Amanda Cassetty Turner, of record in Instrument No. 20101105-0089039, in the Register's Office of Davidson County, Tennessee, dated November 05, 2010 and recorded on November

Tract II:

Land in the 7th Civil District of Davidson County, Tennessee, described in part according to a survey made by Turner Engineering Company, Inc., dated August 10, 1970, as follows:

Beginning at a concrete monument located at the Southeast corner of the Southeasterly terminus of Andover Drive as shown on the Plan of HILLSBORO PARK, SECTION 11, of record in Book 2900, Page 74, Register's Office of said County, said concrete monument also being located at the most Easterly front corner of Lot No. 524 of said subdivision, said concrete monument also being located at the Northwest corner of the property conveyed to Edward D. Null and wife, by deed from Sidney S. McAlister and wife, as of record in Book 4421, Page 451, in said Register's Office; thence with said Null's Northeasterly line, South 74 degrees 33' East 99.6 feet and along a slight curve to the right, having a radius of 2324.0 feet Southeastwardly 140.61 feet to the said Null's Northeast corner; thence North 3° 32' 30" East 31.10 feet to the Southeast corner of 0.17 acres, more or less, tract of land which is being or has been conveyed to George Q. Langstaff, Jr. and wife, by deed from Estes-Taylor Company, a Tennessee corporation; thence with said Langstaff's Southwestwardly line; along a slight curve to the left, having a radius of 2354.0 feet, Northwestwardly 135.44 feet and North 74 degrees 33' West 105.1 feet to a point in the center of said Southeasterly terminus of Andover Drive; thence with the Easterly line of said Southeasterly terminus of Andover Drive, South 4 degrees 55' West 30.51 feet to the Point of Beginning, containing 0.17 acres, more or less.

Being the same property conveyed to Matthew Moore, Trustee and his successors in trust, of the Andrea P. Baird Trust dated June 6, 2017, by Quitclaim Deed from Andrea Phillips Baird, of record in Instrument No. 20170922-0097452, in the Register's Office of Davidson County, Tennessee, dated September 22, 2017 and recorded on September 22, 2017.

Being the same property conveyed to Andrea Phillips Baird, single, by Warranty Deed from Brian K. Turner and Amanda Cassetty Turner, of record in Instrument No. 20101105-0089039, in the Register's Office of Davidson County, Tennessee, dated November 05, 2010 and recorded on November 05, 2010. See Scrivener's Affidavit recorded in Instrument Nos. 20101123-0093852 and 20101208-0097814, Register's Office of Davidson County, Tennessee.

The intention of this Quitclaim is to correct Quitclaim of record in Instrument No. 20170922-0097452 which should have included both Tract I and Tract II.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of October 2024.

Andrea Phillips Baird

Andrea P. Baird Trust

BY: Matthew Moore, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at office, this 25th day of October 2024.

Notary Public
My Commission Expires:

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Matthew Moore, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee for The Andrea P. Baird Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office, this _____ day of October 2024.

Notary Public
My Commission Expires: _____

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of October 2024.

Andrea Phillips Baird

Andrea P. Baird Trust

BY: Matthew Moore, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at office, this 25th day of October 2024.

Notary Public
My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Matthew Moore, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee for The Andrea P. Baird Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office, this 31st day of October 2024.

L SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 11/06/2024