Karen Johnson Davidson County
Batch# 1232713 DEEDQC
01/31/2025 03:31:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250131-0007633

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND 00/100 ($0.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31 DAY OF JANUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: 11-3-2025

(AFFIX SEAL)

ANNE GILLCRIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186
Nashville, Tennessee 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES.
NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Hannah Adele McLemore	**NEW OWNER**	**091100O00100CO**
5700 Maxon Avenue **Nashville, Tennessee 37209**		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 31 day of January 2025, the undersigned, **JOHN W. BAYRD II,** (hereinafter collectively and/ or individually referred to as the "*Grantor*"), for the express purpose of creating a Joint Tenancy with Right of Survivorship by and between the Grantor and Grantee, has bargained and sold, and by these presents do transfer and quitclaim to **HANNAH ADELE MCLEMORE** (hereinafter collectively and/ or individually referred to as the "*Grantee*"), the Grantee's successors and/ or assigns, a portion of Grantor's right, title, and interest in and to the following described real estate located in the county of **DAVIDSON**, state of **TENNESSEE**, having an address of **5700 MAXON AVENUE, NASHVILLE, TENNESSEE 37209** and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A, 5700 Maxon Avenue Townhomes, as shown in the Declaration Establishing a Horizontal Property Regime for the 5700 Maxon Avenue Townhomes of record in Instrument Number 20170428-0041811, as corrected by Scrivener's Affidavit of record in Instrument No. 20170531-0054091, 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 John W. Bayrd, II, an unmarried man, by Warranty Deed from James Mclcraine Custom Building, LLC, a Tennessee limited liability company, of record as Instrument No. 20190201-0009684, dated January 28, 2019, and recorded on February 1, 2019, in the Register's Office for Davidson County, Tennessee.

This improved property more commonly known as 5700 Maxon Avenue, Nashville, Tennessee 37209.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.

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3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

IN WITNESS WHEREOF, this instrument has been executed this 31 day of January, 2025.

GRANTOR: JOHN W. BAYRD, II

John W Bayrd II

SIGNER: John W. Bayrd, II

ANNE GILLCRIST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **John W. Bayrd, II,** with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that they executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the persons whose name(s) are subscribed to this instrument, appear to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 31 day of January, 2025.

Anne Gillcrist

Notary Public

11-3-2025

My Commission Expires

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Tennessee Certification of Electronic Document

I, Grover C. Collins, 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 January 31, 2025.

Affiant Signature

1/31/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31st day of January, 2025.

Notary's Signature

MY COMMISSION EXPIRES: May 3, 2027

NOTARY'S SEAL

