QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF February, 2025

Notary Public

MY COMMISSION EXPIRES 11-3-25 (AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

J-KW-25-827

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
A fifty percent (50%) undivided interest to Frank A. Baynham, as Trustee of the Frank A. Baynham Trust dated June 6, 1995; and a fifty percent (50%) undivided interest to Marian S. Baynham, as Trustee of the Marian S. Baynham Trust dated June 6, 1995, as tenants in common, but § 35-15-510 of the Tennessee Code shall apply to the property and its proceeds.	**New Owner**	
(NAME) **827 Kirkwood Ave,**	(NAME)	**118-02-0-275.00**
(ADDRESS) **Nashville, TN 37204**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch # 1238210 DEEDQC
02/18/2025 03 10 00 PM 2 pgs
Fees $12 00 Taxes $0 00
20250218-0011904

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, **FRANK BAYNHAM AND WIFE, MARIAN S. BAYNHAM,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **A FIFTY PERCENT (50%) UNDIVIDED INTEREST TO FRANK A. BAYNHAM, AS TRUSTEE OF THE FRANK A. BAYNHAM TRUST DATED JUNE 6, 1995; AND A FIFTY PERCENT (50%) UNDIVIDED INTEREST TO MARIAN S. BAYNHAM, AS TRUSTEE OF THE MARIAN S. BAYNHAM TRUST DATED JUNE 6, 1995, AS TENANTS IN COMMON, BUT § 35-15-510 OF THE TENNESSEE CODE SHALL APPLY TO THE PROPERTY AND ITS PROCEEDS.** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to 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 2 on the Plan of the Resubdivision of the northerly part of Lot No. 32, Plan of Jos. Vaulx Farm, of record in Plat Book 3842, Page 168, Register's Office for Davidson County, Tennessee.

Said lot fronts 80 feet on the South side of Kirkwood Lane and runs back between parallel lines, 242 feet to a dead line

Being the same property conveyed to Frank Baynham, married of record in Instrument No 20250218-0011902, Register's Office for Davidson County, Tennessee

This is **improved** property known as: **827 Kirkwood Ave, Nashville, Tennessee 37204**.

Witness my/our hand(s) this the 13 day of FEBRUARY, 2025.

Frank Baynham

Marian S Baynham

Marian S. Baynham joins in this conveyance to convey any marital interest she may have in the subject property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FRANK BAYNHAM AND MARIAN S BAYNHAM, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of February, 2025.

Notary Public
My Commission Expires:
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212