THIS DOCUMENT PREPARED BY
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

MAP 086-07-0
PARCEL 075 00

NEW OWNER'S ADDRESS & SEND TAX BILLS TO
Jammy L Laird and Bobbi O Laird
1412 Autumn Knoll
Hermitage, TN 37076

Karen Johnson
Batch # 1241804
02/27/2025 10 28 24 AM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250227-0014570

QUITCLAIM DEED

FOR THE PURPOSE OF RECONVEYING TO
CORRECT & ESTABLISH PROPER TENANCY

FOR AND IN CONSIDERATION of no monetary consideration and for the express purpose of making a re-conveyance to correct and establish proper tenancy as tenants by the entirety, we, Author Laird and Josephine Laird and Jammy L. Laird, (Grantors), by these presents do hereby quitclaim and convey all of our interest unto Tammy Mellons, Trustee, her successors and assigns the following described tract or parcel of land, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 119 on the Plan of Jackson's Retreat, Phase III, as of record in Book 5200, Page 517, and 518, Register's Office for said County, to which plan reference is here for an accurate legal description.

Being the same property conveyed to Author Laird and Josephine Laird and Jammy L. Laird, as tenants in common with rights of survivorship by Warranty Deed dated 9/19/2006 from Curtis Cooper and wife, Miranda Cooper of record in Instrument No. 20060927-0119679, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as 1412 Autumn Knoll, Hermitage, TN 37076.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

And now, I, the said Tammy Mellons, Trustee for the express purpose of carrying out the intent of this conveyance, as above set-out, do hereby quitclaim and convey all of my interest unto Jammy L. Laird and Bobbi O. Laird, husband and wife, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on the 21st day of February, 2025.

Author Laird

Josephine Laird

Jammy L. Laird

Tammy Mellons, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, the within named Author Laird and Josephine Laird and Jammy L Laird, the Bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained

WITNESS my hand an official seal this the 21st day of February, 2025.

Karen B. Heavener
Notary Public
My Commission Expires:



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, the within named Tammy Mellons, the Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained

WITNESS my hand an official seal this the 21st day of February, 2025

Karen B. Heavener
Notary Public



The actual consideration or value, whichever is greater, for this transfer is $0

Affiant

Sworn and subscribed before me, this the 21st day of February, 2025.

Karen B. Heavener
Notary Public

