Karen Johnson
Batch # 1256926
04/07/2025 08 06 03 AM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20250407-0025891

Prepared by and return to:
PATTERSON BRAY PLLC
8001 Centerview Parkway, Ste 103
Memphis, TN 38018
(901) 372-5003

Map & Parcel. 103 13 0 033.00

QUIT CLAIM DEED

Property Address & New Owner .	*	Mail Tax Statement to.
DANIEL M. VIVES	*	Daniel M. Vives
SUZANNE S VIVES	*	Suzanne S. Vives
408 Wilsonia Avenue	*	408 Wilsonia Avenue
Nashville, TN 37205	*	Nashville, TN 37205

The GRANTOR, **BAIRD PROPERTY, LLC,** for and in consideration of Zero Dollars ($0.00), does hereby convey and quit claim all of Grantor's right, title and interest in the below-described property to:

DANIEL M. VIVES and wife, SUZANNE S. VIVES,
as tenants by the entirety

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit·

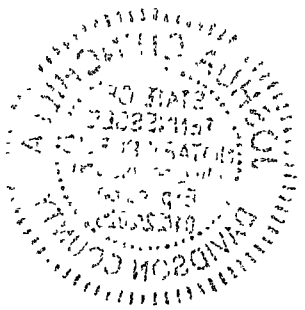
Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Hillwood Estates, Section 3, as of record in Book 1835, Page 135, Register's Office for said County

Said Lot No 23 fronts 350 feet on the northerly side of Wilsonia Drive and extends back 375 feet on the easterly line and 386.5 feet on the westerly line to a dead line, measuring 340 feet thereon.

Being the same property conveyed to BAIRD PROPERTY, LLC, by Quitclaim Deed of record at Instrument No 20180522-0048949 in the Register's Office for Davidson County, Tennessee.

No abstract or survey was furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided



THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN TENN. CODE ANN. § 67-4-409(a)(1)(D).

STATE OF TENNESSEE

COUNTY OF SHELBY

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Zero Dollars ($0.00).

AFFIANT

Subscribed and sworn to before me this 25 day of March, 2025

NOTARY PUBLIC

My Commission Expires

ANDREA MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires November 29 2027