Karen Johnson Davidson County
Batch# 1381925 DEEDQC
02/17/2026 02:54:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260217-0012543

QUITCLAIM DEED

HALEY MILLER
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 3, 2027
COUNTY OF DAVIDSON

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 17th DAY OF FEBRUARY, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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)
John W. Bayrd, II	**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 17 day of February 2026, the undersigned, **HANNAH ADELE MCLEMORE and JOHN W. BAYRD, II** (hereinafter collectively and/ or individually referred to as the "*Grantor*"), Joint Tenants with Right of Survivorship, have bargained and sold, and by these presents do transfer and quitclaim to **JOHN W. BAYRD, II,** (hereinafter collectively and/ or individually referred to as the "*Grantee*"), the Grantee's successors and/ or assigns, all 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 Hannah Adele McLemore and John W. Bayrd, II, joint tenants with right of survivorship by Quitclaim Deed from John W. Bayrd, II, of record as Instrument No. 20250131-0007633, dated January 31, 2025, and recorded on January 31, 2025, 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 17 day of February, 2026.

GRANTOR: JOHN W. BAYRD, II

SIGNER: John W. Bayrd, II

GRANTOR: HANNAH ADELE MCLEMORE

SIGNER: Hannah Adele McLemore

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **John W. Bayrd, II and Hannah Adele McLemore** 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 17th day of February, 2026.

Notary Public

11/08/2028
My Commission Expires

I SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires 11/8/2028

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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 2/17/2026.

Affiant Signature

2/17/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th day of February, 2026.

Notary's Signature

MY COMMISSION EXPIRES: May 3, 2027

NOTARY'S SEAL

