Prepared By:
Aaron Baird

After Recording Return To:
625 cedarmont dr
Antioch, Tennessee 37013

Karen Johnson Davidson County
Batch # 1386435 DEEDQC
02/27/2026 09:37:47 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260227-0015582

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On February 26, 2026 THE GRANTOR(S),

Tiffany Baird ("Grantor"), a single person, of 1812 Highway 70, Kingston Springs, Cheatham County, Tennessee 37082

for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

Aaron Wesley Baird, ("Grantee") a single person, residing at 574 River Rd, Chelsea, Kennebec County, Maine 04330

the following described real estate, situated in Antioch, in the County of Davidson, State of Tennessee

The legal description is:

LAND in Davidson County, Tennessee, being Lot No. 21 on the Plan of Monte Carlo, Section 2-B, of record in Book 5050, Page 99, said Register's office, to which reference is hereby made for a more complete and accurate legal description.

Prior instrument reference: Book ~~5050~~ 9868, Page ~~99~~ 574.

SaleofTitle - 20260227-0015528

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in

and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

This transfer is exempt from Tennessee recordation tax because the conveyance is made without monetary consideration and is the result of inheritance from a decedent who died intestate. The transfer represents a redistribution of inherited property between heirs and is not a sale. Therefore, no consideration was paid, and the transaction is exempt from recordation tax pursuant to Tennessee Code Annotated § 67-4-409.

Tax Parcel Number: 173-1 140 5DU-32288

Mail Tax Statements To:
Aaron Wesley Baird
625 cedarmont dr
Antioch, Tennessee 37013

[SIGNATURE PAGE FOLLOWS]

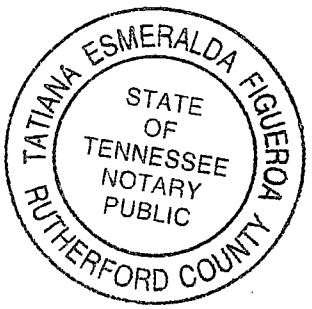
Grantor Signatures:

DATED: 02/26/2020

Tiffany Baird
1812 Highway 70
Kingston Springs, Tennessee, 37082

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 26th day of February, 2026, before me personally appeared Tiffany Baird, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.



Tatiana L.
Notary Public

Notary Public
Title (and Rank)

My commission expires 01/22/2026

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Affiant
Affiant's Name: Tiffany Baird

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn before me, this 27th day of February, 2026.

Notary

PHOENIX
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05-08-2029
DAVIDSON COUNTY