Karen Johnson Davidson County
Batch# 1391553 DEEDQC
03/11/2026 01:49:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260311-0019469

This Instrument Was Prepared By:
Ally M. Hicks
Riggs Davie PLC
104 Continental Place, Suite 320
Brentwood, Tennessee 37027

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

Thomas H. Baird, Jr., Affiant

Subscribed and sworn to before me this
11th day of March 2026.

Notary Public
My Commission Expires: 1/24/2028

MADISON BOTSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-24-2028

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND/OR TITLE EXAMINATION, AND THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN OR PROVIDED BY THE PARTIES HERETO. THE PREPARER HAS NOT PROVIDED ANY TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE, TO ANY PARTY HERETO REGARDING THIS CONVEYANCE, AND THE PREPARER HAS NOT FILED AND WILL NOT FILE ANY TAX RETURNS REGARDING THE SAME.

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Thomas Henry Baird, Jr., Co-Trustee Lindsley Ruth Baird, Co-Trustee 1501 Clairmont Place Nashville, TN 37215	Same	117-12-0-128.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee (hereinafter named), and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Lindsley R. Baird and husband, Thomas H. Baird, Jr.**, the "**Grantors**", do hereby convey and quitclaim unto **Thomas Henry Baird, Jr. and Lindsley Ruth Baird, Co-Trustees of the Baird Family 2026 CP Trust dated March 11, 2026**, a trust, the "**Grantee**", all of Grantors' interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, as described in Exhibit A attached hereto.

This conveyance is subject to any and all taxes, restrictions, easements, zoning, setbacks, and other matters which may affect the above-described property.

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantors, this the 11th day of March 2026.

Lindsley R. Baird

Thomas H. Baird, Jr.

STATE OF TENNESSEE)
) SS:
COUNTY OF WILLIAMSON)

Before me, Madison Botsch, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Lindsley R. Baird and husband, Thomas H. Baird, Jr., the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors, and that they, with the authority to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 11th day of March 2026.



Notary Public

My Commission Expires: 1/24/2028

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 17, Block "B" on the Plan of Galecrest No. 2, part of Noel's Lands, of record in Book 843, page 30, Register's Office for Davidson County, Tennessee.

Said Lot No. 17 fronts 75.0 feet on the southerly margin of Clairmont Place and extends back 117.9 feet on the easterly line and 177.0 feet on the westerly line to a dead line in the rear, measuring 75.0 feet thereon.

Being the same property conveyed to Lindsley R. Baird and husband, Thomas H. Baird, Jr., by Warranty Deed from H. Randall Towers and wife, Lisa B. Towers, of record in Instrument No. 20010606-0059522, dated May 31, 2001, Register's Office for Davidson County, Tennessee.

The above-described property is improved property known as 1501 Clairmont Place, Nashville, Tennessee 37215.

This legal description is the same as from the previous deed of record.

CONSIDER: THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS AND PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION FURNISHED BY THE GRANTOR SHOWN HEREIN.

Tennessee Certification of Electronic Document

I, **Ally M. Hicks,** 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 March 11, 2026. (date of document).

Affiant Signature

March 11, 2026
Date

State of **Tennessee**

County of **Williamson**

Sworn to and subscribed before me this 11th day of March, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

