Karen Johnson Davidson County
Batch# 1402519 DEEDQC
04/07/2026 10:52:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260407-0027783

PREPARED BY AND RETURN TO:
Baker, Donelson, Bearman, Caldwell
& Berkowitz, PC
Attn.: Steven K. Wood, Esq.
1600 West End Avenue, Suite 2000
Nashville, Tennessee 37203

Name and address of owners:	Send tax bills to:	Map Parcel Number:
Robert H. Laird, Jr. and Christine J. Laird, Trustees 1922 19th Avenue South Nashville, TN 37212	Robert H. Laird, Jr. and Christine J. Laird, Trustees 1922 19th Avenue South Nashville, TN 37212	104 12 0 193.00

QUITCLAIM DEED

WHEREAS, Robert H. Laird, Jr., a/k/a Robert H. Laird, and Christine J. Laird acquired the property more particularly described herein by Warranty Deed dated October 25, 2005, recorded October 27, 2005 as Instrument Number 20051027-0130017 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, Robert H. Laird, Jr. and Christine J. Laird desire to make this Quitclaim Deed and cause it to be recorded in said Register's records.

NOW, THEREFORE, ROBERT H. LAIRD, JR. and CHRISTINE J. LAIRD ("Grantors") quitclaim to ROBERT H. LAIRD, JR. and CHRISTINE J. LAIRD, TRUSTEES OF THE LAIRD COMMUNITY PROPERTY TRUST DATED April 3, 2026 ("Grantees"), their successors and assigns, all of Grantors' right, title, and interest in and to the following described property (the "Property"), to wit:

> Lying and being in Davidson County, Tennessee, and being the southerly 25 feet of Lot No. 46 and the northerly 40 feet of Lot No. 45 on the Plan of Christopher & Kirkman's Belmont Park Addition of record in Book 57, page 158 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Subject to governmental zoning and subdivision ordinances or regulations in effect thereon.
>
> BEING THE SAME property conveyed by Warranty Deed dated October 25, 2005 from Wendall L. Zerface and James P. Zerface to Robert H. Laird and Christine J. Laird, recorded October 27, 2005 as Instrument Number 20051027-0130017 in the Register's Office of Davidson County, Tennessee.
>
> This is improved property known as 1922 19th Avenue South, Nashville, TN 37212.

The undersigned acknowledge that this deed was prepared from information in prior deeds, that no request was made that Baker, Donelson, Bearman, Caldwell & Berkowitz, PC perform a title examination, and that Baker, Donelson, Bearman, Caldwell & Berkowitz, PC shall have no liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, Grantors have executed this deed as of the 3 day of April, 2026.

GRANTORS:

Robert H. Laird, Jr.

Christine J. Laird

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before the undersigned Notary Public in and for the State and County aforesaid, personally appeared Robert H. Laird, Jr., a within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 3 day of April, 2026.

Notary Public

Commission Expires: 9/3/29

ALEXANDRA SUCHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-3-2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

. Before the undersigned Notary Public in and for the State and County aforesaid, personally appeared Christine J. Laird, a within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 3 day of April, 2026.

Notary Public

Commission Expires: 9/3/29

ALEXANDRA SUCHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-3-2029

4915-8416-4249v1
2976674-000001 04/02/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear and affirm that there is no consideration for this transfer and that there is no transfer tax due pursuant to the provisions of Tennessee Code Annotated §67-4-409(a)(4).

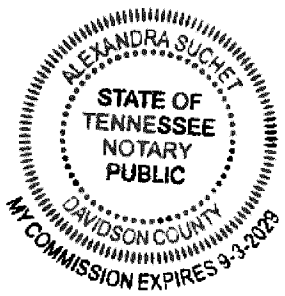
Robert H. Laird, Jr.

Printed Name: _____
Trustee / Grantee

Sworn to and subscribed before me this
3 day of April, 2026.

_____
Notary Public

Commission Expires: 9/3/29



4915-8416-4249v1
2976674-000001 04/02/2026

Tennessee Certification of Electronic Document

I, Steven K. Wood, 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 4/3/26 (date of document).

Affiant Signature

4/3/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of April, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 03/09/2027

NOTARY'S SEAL

