BOX 10-A

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

1st

Karen Johnson
Batch # 1421032
05/15/2026 09:18:50 AM
Fees: $13.00 Taxes: $2,405.00

Davidson County
DEEDWARR
2 pgs

20260515-0043788

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 64460
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Greywood & Co, LLC a Tennessee Limited Liability Company 2515 Westwood Avenue Nashville, TN 37212	Greywood & CO, LLC, a Tennessee Limited Liability 707 Estes Road Nashville, TN 37215

TAX MAP PARCEL NUMBERS: 10415038200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$650,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Marc Baird, Trustee under the Irrevocable Trust Agreement of William C. Baird, Jr. dated March 25, 2015**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **GREYWOOD & CO, LLC, a Tennessee Limited Liability Company,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the easterly 51 feet of Lot No. 43 on the Plan of Belair, as of record in Book 332, page 6, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Marc Baird, Trustee under the Irrevocable Trust Agreement of William C. Baird, Jr., dated March 25, 2015 by Quitclaim deed from William C. Baird, Jr. dated June 23, 2015 and recorded on June 25, 2015, of record in Inst. No. 20150625-0060944, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2026 and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 332, page 6, said Register's Office.

This is improved property, known as 2515 Westwood Avenue, Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 7th day of May, 2026.

The Irrevocable Trust Agreement of
William C. Baird, Jr. dated March 25, 2015

By: _____
Marc Baird, Trustee

State of Tennessee

County of Davidson

On this 7th day of May, 2026 before me the undersigned authority, personally appeared Marc Baird, Trustee under the Irrevocable Trust Agreement of William C. Baird, Jr. dated March 25, 2015, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $650,000.00.

Affiant

Sworn and subscribed before me this 7th day of May, 2026.

Notary

My Commission Expires: 02/03/2026

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES 02/03/2030