Name and Address of New Owner:
Larry N. Baird
7191 Winfrey Drive
Fairview, TN 37062

Send Tax Bills To:
SAME AS ABOVE

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1459457 DEEDQC
08/13/2026 03:12:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260813-0075708

Map & Parcel No: 133-15-0-015

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Larry N. Baird, an unmarried man** "the Grantor," convey and quitclaim any interest they have unto **Larry N. Baird, an unmarried man and Tiffany Suzanne Madish, a married woman, as joint tennants with right of suvivorship,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 66 on the Plan of Highview Acres, as of record in Book 2331, Page 52, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Larry N. Baird, by Quitclaim Deed dated June 30, 1988 from Sandra C. Baird, recorded July 1, 1988 in Book 7589 Page 106 in the Register's Office.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 31st day of July, 2026.

_____ (SEAL)
Larry N. Baird

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Larry N. Baird, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 31st day of July, 2026.

_____
Notary Public
My commission expires: 5-13-2030

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
31st day of July, 2026.

_____
Notary Public
My commission expires: 5-13-2030

File # 2026-8796-RS

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202608130075708

Tennessee Certification of Electronic Document

I, [redacted], 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 July 31, 2026 (date of document).

[redacted]
Affiant Signature

August 3, 2026
Date

State of Tennessee

County of Davidson

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

Nichole Dowling
Notary's Signature

MY COMMISSION EXPIRES: 11. 26. 2028

NOTARY'S SEAL

NICHOLE DOWLING
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 11-26-2028

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