Karen Johnson Davidson County
Batch# 404164 DEEDQC
05/21/2020 11:04:30 AM 10 pgs
Fees: $52.00 Taxes: $0.00
20200521-0052879

PREPARED BY:
NEAL & HARWELL, PLC
1201 Demonbreun Street
Suite 1000
Nashville, TN 37203

QUITCLAIM DEED

Address New Owners As Follows	Send Tax Bills To	Map Parcel Numbers
John Louis Bailey, *et ux.* 8875 Griffith Road Nashville, TN 37221	SAME	15400003600 15400029400 15400003101 15400005000

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, John Louis Bailey, the Grantor, by these presents do hereby quitclaim and convey unto John Louis Bailey and wife, Jacqueline W. Bailey, the Grantees, as tenants by the entireties, and their heirs, successors and assigns, all my right, title and interest in and to four (4) tracts of land in Davidson County, Tennessee, which are described as follows:

TRACT I

A tract of land in the thirty-fifth councilmanic district of Metropolitan Nashville and Davidson County, Tennessee, lying northerly of Griffith Road and being more particularly described according to a survey prepared by H&H Land Surveying, Inc., dated July 16, 2004, Job number 2004-557 and proceeding as follows:

Beginning at an iron rod (old) at the northeasterly property corner of a tract of land conveyed Philip L. Brown, III (parcel 36.01-tax map 154) as of record in instrument no. 20040130-0011939, Register's Office for Davidson County, Tennessee, being the southeasterly property corner of the herein described tract; said pin also lying in the westerly property line of a tract of land conveyed to telpage of Nashville, Inc. (parcel 50.00-tax map 154) as of record in Book 5609, Page 402, Register's Office for Davidson County, Tennessee; thence.

1. With the northerly property line of said Philip L. Brown, III property (parcel 36.01-tax map 154), north 89 degrees 30 minutes 15 seconds west, 986.56 feet to an iron rod (old) in the easterly property line of a tract of land conveyed to Bob A. Newport and wife, Peggy A. Newport as of record in Book 4543, Page 308, Register's Office for Davidson County, Tennessee (parcel 46.00-tax map 154); thence,

2. With the easterly property line of said Newport, in part, and the easterly property line of a tract of land conveyed to Robert Newport and wife, Peggy A. Newport as of record in Book 5375, Page 851, and Book 5874, Page 510, Register's Office for Davidson County, Tennessee, north 09 degrees 51 minutes 23 seconds east, 176.29 feet to an iron rod (old) at the southeasterly property corner of a tract of land conveyed to John F. Mitchell and wife, Lucy M. Alexander as of record in Book 6736, Page 106, Register's office for Davidson County, Tennessee (parcel 31.01-tax map 154); thence,

3. With the easterly property line of said Mitchell, north 08 degrees 52 minutes 47 seconds east, 107.10 feet to an iron rod (old); thence,
4. North 08 degrees 54 minutes 22 seconds east, 274.85 feet to an iron rod (old); thence,
5. North 07 degrees 33 minutes 42 seconds east, 137.15 feet to an iron rod (old); thence,
6. North 00 degrees 32 minutes 30 seconds east, 117.33 feet to an iron rod (old); thence,
7. North 00 degrees 43 minutes 11 seconds west, 76.07 feet to an iron rod (new); thence,
8. North 19 degrees 00 minutes 11 seconds east, 92.94 feet to an iron rod (old); thence,
9. North 07 degrees 24 minutes 52 seconds east, 43.38 feet to an iron rod (old); thence,
10. North 08 degrees 13 minutes 39 seconds west, 81.02 feet to an iron rod (old);
11. South 86 degrees 13 minutes 50 seconds east, 98. 17 feet to an iron rod (old); thence,
12. North 82 degrees 05 minutes 09 seconds east, 67.91 feet to an iron rod (old); thence,
13. North 42 degrees 11 minutes 19 seconds east, 256.84 feet to an iron rod (new) in the easterly property line of a tract of land conveyed to William R. Hutchins, III as of record in Book 8736, Page 278, Register's Office for Davidson County, Tennessee (parcel 103.00-tax map 154); thence,
14. With the easterly property line of said Hutchins, north 35 degrees 35 minutes 49 seconds east, 206.41 feet to an iron rod (old) at the base of a 24-inch hickory tree in the westerly line of a tract of land conveyed to Prlap, Inc. as of record in Instrument No. 20020828-0104328, Register's Office for Davidson County, Tennessee (parcel 110.00-tax map 154); thence,
15. With the westerly property line of said Prlap, Inc., in part, south 33 degrees 51 minutes 51 seconds east, 372.70 feet to an iron rod (new) at the fence corner; thence,

16. South 02 degrees 35 minutes 53 seconds east, 454.26 feet to an iron rod (old) at the southwesterly property corner of the aforementioned Prlap, Inc. property; thence,
17. With the southerly property line of said Prlap, Inc., in part, south 79 degrees 42 minutes 05 seconds east, 267.46 feet to an iron rod (old) at the northwesterly property corner of the aforementioned Telpage of Nashville, Inc. (parcel 50.00-tax map 154): thence,
18. With the westerly property line of said Telpage of Nashville, Inc., in part, south 11 degrees 43 minutes 28 seconds west, 271.07 feet to an iron rod (old); thence,
19. South 05 degrees 50 minutes 58 seconds west, 386.56 feet to the point of beginning and containing 1,038,463 square feet or 23.840 acres, more or less as calculated by the above courses and distances.

Included in the above described tract is a 50-foot ingress/egress easement lying in the southwesterly corner of the herein described property and being more particularly described as follows:

Beginning at an iron rod (old) at the southwesterly corner of the above-described tract lying in the easterly property line of a tract of land conveyed to Bob A. Newport and wife, Peggy A. Newport as of record in Book 4543, Page 308, Register's Office for Davidson County, Tennessee, (parcel 46.00-tax map 154); said iron rod also being the northwesterly property corner of a tract of land conveyed to Philip L. Brown, III as of record in Instrument No. 20040130-0011939, said Register's office; thence,

1. With the easterly property line of said Newport, in part, North 09 degrees 51 minutes 23 seconds east, 50.67 feet to a point; thence,

2. Leaving the easterly property line of said Newport, and with a severance line through which this easement is a part of, south 89 degrees 30 minutes 15 seconds east, 203. 77 feet to a point; thence
3. South 49 degrees 45 minutes 00 seconds east, 78.19 feet to a point in the northerly property line of the aforementioned Philip L. Brown, III property (parcel 36.01-tax map 154); thence,
4. With the northerly property line of said Brown, in part, North 89 degrees 30 minutes 15 seconds west, 272.12 feet to the point of beginning.

The above-described ingress/egress easement contains 11,897 square feet or 0.273 acres, more or less.

BEING the same property conveyed to John Louis Bailey by warranty deed from Fred Brown, Jr., Thomas Griffith, Harriet G. Harty, James G. Irving, Henry

Rutledge, Billy George, Jimmy L. Rutledge, Kathy A. Sparks, Judy Adams Woods, Peggy A. Newport, Robert Puckett, Karen Hughes, Lynn Smith and Betty L. Rutledge, of record in Instrument No. 20051024-0128363, Register's Office for Davidson County, Tennessee.

This is improved property known as 8875 Griffith Road, Nashville, TN 37221.

TRACT II

A TRACT OF LAND IN THE 35TH COUNCILMATIC DISTRICT OF METROPOLITAN NASHVILLE, DAVIDSON COUNTY TENNESSEE. BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A BOUNDARY SURVEY AND TRACT MAP OF THE BROWN AND NEWPORT PORPERTIES BY: H & H LAND SURVEYING, INC.; DATED MAY 16, 2005 - JOB NUMBER: 2004 - 557 AS FOLLOWS:

BEGINNING AT AN IRON ROD (NEW) ON THE NORTHERLY RIGHT-OF-WAY LINE OF GRIFFITH ROAD (50' PUBLIC R.O.W.) AT THE SOUTHWESTERLY PROPERTY CORNER OF A TRACT OF LAND AS DEEDED TO TELPAGE OF NASHVILLE, INC. AS OF RECORD IN BOOK 5609, PAGE 402 R.O.D.C., TENNESSEE; THENCE,

1. WITH A NEW LINE THROUGH THE PROPERTY OF WHICH THIS TRACT IS A PART, SAID NEW LINE BEING THE PROPOSED NORTHERLY RIGHT-OF-WAY OF GRIFFITH ROAD (50' R.O.W. IN USE - NOT DEDICATED THIS DATE), N 83'25'00" W 53.77 FEET TO AN IRON ROD (NEW); THENCE
2. CONTINUING WITH SAID NEW LINE, BEING THE PROPOSED NORTHERLY RIGHT-OF-WAY LINE OF GRIFFITH ROAD, WITH A 1065.00-FOOT RADIUS CURVE TO THE LEFT, AN ARC DISTANCE OF 200.43 FEET TO AN IRON ROD (OLD) STAMPED: BWSC AT THE MOST SOUTHERLY PROPERTY CORNER OF THE WATER TOWER EASEMENT AS OF RECORD IN BOOK 6885, PAGE 34 R.O.D.C., TENNESSEE. SAID CURVE HAS A CHORD BEARING AND DISTANCE OF N 88'48 '29" W 200.13 FEET; THENCE,
3. LEAVING THE PROPOSED NORTHERLY RIGHT-OF-WAY LINE OF THE AFORESAID GRIFFITH ROAD WITH A NEW LINE THOUGH THE PROPERTY OF WHICH THIS TRACT IS A PART, N 58'28'01" W 133.20 FEET TO AN IRON ROD (NEW); THENCE,
4. N 51'02'01" W 139.45 FEET TO AN IRON ROD (NEW); THENCE,
5. N 51'00'02" W 314.75 FEET TO AN IRON ROD (NEW); THENCE,
6. N 89'24'43" W 238.27 FEET TO AN IRON ROD (OLD) IN THE EASTERLY PROPERTY LINE OF A TRACT OF LAND AS DEEDED TO

BOB A. NEWPORT AND WIFE, PEGGY A. NEWPORT AS OF RECORD IN BOOK 4543, PAGE 308 R.O.D.C., TENNESSEE; THENCE,

7. WITH THE EASTERLY PROPERTY LINE OF THE NEWPORT TRACT, IN PART, N 11 '50'45" E 6.25 FEET TO AN IRON ROD (OLD) AT THE SOUTHWESTERLY PROPERTY CORNER OF A tract of land as deeded to P. E. Griffith and wife, Margaret R. Griffith, as of record in Book 3284, Page 627, R.O.D.C., Tennessee; thence,

8. Leaving the easterly property line of the Newport tract, with the southerly property line of the Griffith tract, S 89° 30' 15" E 986.56 feet to an iron rod (old) stamped: Delle, in the westerly property line of the aforesaid Telpage of Nashville, Inc. tract; thence,

9. With the westerly property line of the Telpage of Nashville, Inc. tract, in part, S 06° 10' 34" W 112.50 feet to an iron rod (old) stamped: Delle; thence,

10. Continuing with the westerly property line of the Telpage of Nashville, Inc. tract, S 04° 37' 19" W 259.01 feet to the point of beginning and containing 144, 601 square feet or 4.3380 acres more or less as calculated by the above bearings and distances.

BEING the same property conveyed to John Louis Bailey by warranty deed from Philip L. Brown III, of record in Instrument No. 20051024-0127593, Register's Office for Davidson County, Tennessee.

This is improved property located on Griffith Road, Nashville, TN 37221.

TRACT III

A parcel of land being near Poplar Creek Road and Lewis Road and described according to a survey made on March 15, 1962, by S.H. Hutchison, Surveyor:

Beginning at an iron stake in the N.E. comer of Willie Green's 54 acre tract said point being P.E. Griffith's northwest corner of a 12 acre tract; thence South 14° 23' East 81. 7 feet to a stake; thence South 5° 40.9 feet to a stake; thence South 16° 21' West 93 feet 7 inches to a stake; thence South 7° 43' East 79 feet to a stake; thence South 4° 50' East 117.9 feet to a stake; thence South 2° 55' West 137.6 feet to a stake; thence South 3° 43' West 273 feet 1 inch to a stake; thence South 4° 56' West 105 feet 2 inches to an iron stake in the northeast corner of Griffith's 5 acre tract; thence with the north line of said 5 acre tract 87° West 240 feet to an iron stake; thence North 23° 31' East 295 feet to a dogwood with ironwood pointers; thence North 4° West 198 feet to a stake; thence North 62° West 330 feet to a stake, sassafras and gum pointers; thence North 54° West 177 feet to a stake tan oak pointers; thence North 28° West 310 feet to a stake in the

fence line of Willie Green's 54 acre tract; thence following said fence line South 88° 30' East 865 feet to the beginning.

BEING the same property conveyed to John Louis Bailey by warranty deed from Vinod T. Zaver and Manglaben V. Zaver, of record in Instrument No. 20100713-0054809, as corrected by scrivener's affidavit of record in Instrument No. 20100824-0066874, both in the Register's Office for Davidson County, Tennessee.

This is unimproved property known as 0 Griffith Road, Nashville, TN 37221.

TRACT IV

A certain tract of land located in the Ninth Civil District of Davidson County, and located on the North side of Griffith Road and being a part of a 44-3/4 acre tract conveyed to Tom Lewis from Freeman Green as recorded in Book 876, page 44, Register's Office, Davidson County, and more fully described as follows:

BEGINNING at an iron pin on the north R/W of Griffith Road same being the southeast comer of State of Tennessee (Communications Center) - thence with the east line of State of Tenn. N 0° 30' E 370.S feet to an iron pin in said line; thence N 1° 30' E 387.9 feet to an iron pin in Griffith's east line; thence N 7° 10' E 273.4 feet to an iron pin in Harville Lazenby's south line; thence with said line S 87° 30' E 354.5 feet to an iron pin in Lazenby's south line; thence leaving the said line S 24° 15' W, 493.5 feet to an iron pin (by Hickory) thence N 49° W 47.5 feet to an iron pin in Lewis west line: thence S 4° 30' W 628.0 feet to the North R.O.W. of Griffith Road; thence with the North R/W of Griffith Road N 85° W, 151.0 feet to the beginning, containing 5.3 acres, more or less.

BEING the same property conveyed to John Louis Bailey by warranty deed from USA Mobility Wireless, Inc., of record in Instrument No. 20120410-0030506, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 8879 Griffith Road, Nashville, TN 37221.

THESE are the same legal descriptions as that used in the prior deeds of conveyance.

This conveyance is made pursuant to Tenn. Code Ann. § 66-1-109 for the express purpose of creating a tenancy by the entirety in and to the herein described property in the said John Louis Bailey and wife, Jacqueline W. Bailey, so that the entire property, upon the death of either, will go to the other.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness my hand this 3 day of ~~February~~ APRIL, 2020.

John Louis Bailey

JOHN LOUIS BAILEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Latisha T. Drake, a Notary Public in and for said County and State, the within named, John Louis Bailey, the Bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at Nashville, Tennessee, this 3 day of ~~February~~ APRIL, 2020.

Latisha T. Drake

NOTARY PUBLIC

3/6/24

Commission Expiration Date

LATISHA T. DRAKE STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is the creation of a tenancy by the entirety, pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(A), and it is therefore exempt from recordation tax.

John Louis Bailey

JOHN LOUIS BAILEY, Affiant

Subscribed and sworn to before me, this 3 day of APRIL, 2020.

Latisha T. Drake

Notary Public

3/6/24

Commission Expiration Date

LATISHA T. DRAKE STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

THIS DEED PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES WITHOUT CERTIFICATION OR EXAMINATION OF TITLE BY THE PREPARER.

I, John T. Cook, do hereby make oath that I am a licensed attorney and the custodian of the electronic Version of the attached document tendered for Registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Katherine Goodson, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Goodson
Notary Public

My commission expires: Jan. 3, 2023

KATHERINE GOODSON
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.