Karen Johnson Davidson County
Batch# 463134 DEEDQC
08/25/2020 09:45:17 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20200825-0095943

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
33397-1 / Box #14

ADDRESS NEW OWNER:

Keith and Elizabeth Bailey
PO Box 1145
Brentwood, TN 37024

SEND TAX BILLS TO:

New Owner

MAP-PARCEL NOS.

11808023500
11808023600

QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Keith Bailey and wife, Elizabeth Lorine Bailey** (hereinafter collectively referred to as the "**Grantors**"), by these presents do transfer, convey and quitclaim unto **Keith Bailey and wife, Elizabeth Lorine Bailey** (hereinafter referred to as the "**Grantees**"), their heirs and assigns, all of Grantors' interest in certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to wit:

All of that certain real estate described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").

Being the same property conveyed to Keith Bailey and wife, Elizabeth Lorine Bailey, by deed dated August 31, 2005 from Mary J. Forehand King, unmarried, of record as Instrument No. 20050907-0107809, said Register's Office, and that portion of Alley #1838 included in said property that was closed by Ordinance #2019-1710 of record in the Metropolitan County Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

This Quitclaim Deed has been executed and delivered by the Grantors for the purpose of publishing the new, surveyor-prepared legal description in the public record, which description includes that portion of Alley #1838 included in said property that was closed by Ordinance #2019-1710 of record in the Metropolitan County Clerk's Office for Davidson County, Tennessee.

THIS INSTRUMENT HAS BEEN PREPARED UPON INFORMATION PROVIDED BY THE PARTIES AND THE PREPARER HAS NOT CONDUCTED ANY TITLE EXAMINATION INDEPENDENT FROM THE TITLE MATERIALS SUPPLIED BY THE PARTIES. THE PREPARER MAKES NO WARRANTIES OR REPRESENTATIONS REGARDING THE STATUS OF TITLE TO THE PROPERTY.

IN WITNESS WHEREOF, this instrument has been executed this 21 day of August, 2020.

Keith Bailey

Elizabeth Lorine Bailey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Keith Bailey and wife, Elizabeth Lorine Bailey, 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 that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 21 day of August, 2020.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/17/21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this
_____ day of August, 2020.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/17/21

EXHIBIT A
Legal Description

Parcel ID 11808023500 – 2525 Cruzen Street

Being a tract of land lying in Nashville, Davidson County, Tennessee, also partially being Lot 178, of Grandview Heights, as of record in Plat Book 161, Page 14 & 15, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an existing iron rod in the westerly right-of-way line of Cruzen Street, at a corner common with the property of Taghi Mohammad Khah, as of record in Deed Book 10510, Page 232, at the Register's Office for Davidson County, Tennessee;

Thence with the westerly right-of-way line of Cruzen Street, South 20 deg 39 min 15 sec East, 50.00 feet to a point at a corner common with Lot 177 of said Grandview Heights, also being the property of Keith & Elizabeth Lorine Bailey, as of record in Instrument Number: 20050907-0107809, at the Register's Office for Davidson County, Tennessee;

Thence leaving the westerly right-of-way line of Cruzen Street, with the northerly property line of said Lot 177, South 68 deg 41 min 18 sec West, 158.94 feet to a point in the easterly property line of Keith J. & Elizabeth Bailey, as of record in Instrument Number: 20190103-0000608, at the Register's Office for Davidson County, Tennessee;

Thence with the easterly property line of Keith J. & Elizabeth Bailey, North 20 deg 58 min 43 sec West, 50.00 feet to a point in the southerly property line of Taghi Mohammad Khah;

Thence with the southerly property line of Taghi Mohammad Khah, North 68 deg 41 min 18 sec East, 159.22 feet to the POINT OF BEGINNING. Containing 7,953 square feet or 0.183 acres more or less.

The foregoing legal description being prepared by Cherry Land Surveying, Inc., Michael H. Charette, Tennessee R.L.S. #2048.

Parcel ID 11808023600 – 2527 Cruzen Street

Being a tract of land lying in Nashville, Davidson County, Tennessee, also partially being Lot 177, of Grandview Heights, as of record in Plat Book 161, Page 14 & 15, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an existing iron rod in the westerly right-of-way line of Cruzen Street, at a corner common with the property of William H. Conrad, as of record in Instrument Number: 20150908-0090718, at the Register's Office for Davidson County, Tennessee;

Thence leaving the westerly right-of-way line of Cruzen Street, with the northerly property line of William H. Conrad, North 82 deg 40 min 09 sec West, 171.36 feet to an existing iron rod, at a corner common with William Conrad, as of record in Deed Book 7131, Page 204, at the Register's Office for Davidson County, Tennessee;

Thence with the northerly property line of William Conrad, North 82 deg 40 min 01 sec West, 8.52 feet to a point, at corner common with the property of Keith J. & Elizabeth Bailey, as of record in Instrument Number: 20190103-0000608, at the Register's Office for Davidson County, Tennessee;

Thence with the easterly property line of Keith J. & Elizabeth Bailey, North 20 deg 58 min 43 sec West, 13.64 feet to a point at a corner common with Lot 178 of said Grandview Heights, also being the property of Keith & Elizabeth Lorine Bailey, as of record in Instrument Number: 20050907-0107809, at the Register's Office for Davidson County, Tennessee;

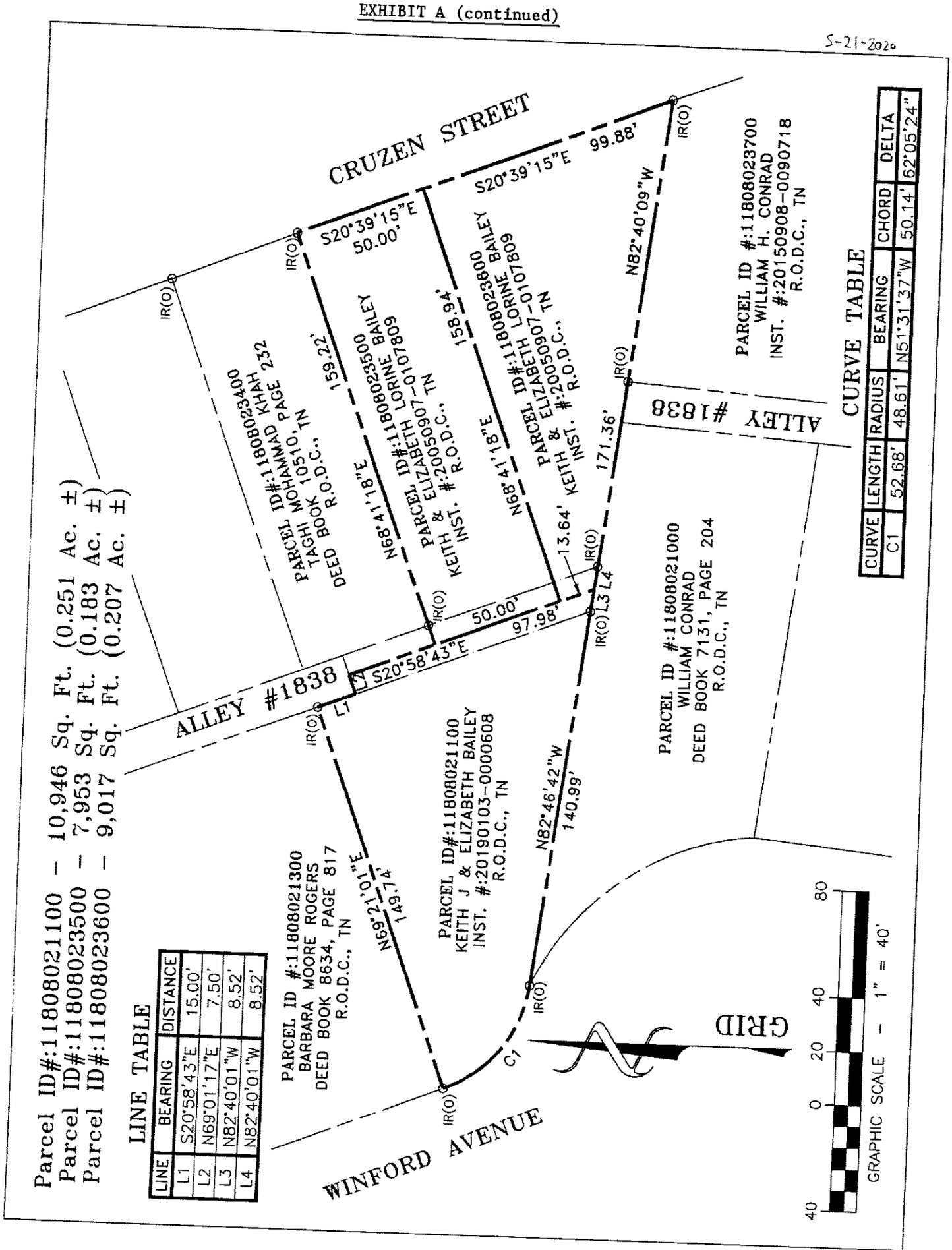
Thence with the southerly property line of said Lot 178, North 68 deg 41 min 18 sec East, 158.94 feet to a point in the westerly right-of-way line of Cruzen Street;

Thence with the westerly right-of-way line of Cruzen Street, South 20 deg 39 min 15 sec East, 99.88 feet to the POINT OF BEGINNING. Containing 9,017 square feet or 0.207 acres more or less.

The foregoing legal description being prepared by Cherry Land Surveying, Inc., Michael H. Charette, Tennessee R.L.S. #2048.

[See drawing of Parcels 11808023500 and 11808023600 attached on following page.]

EXHIBIT A (continued)



LINE TABLE

LINE	BEARING	DISTANCE
L1	S20°58'43"E	15.00'
L2	N69°01'17"E	7.50'
L3	N82°40'01"W	8.52'
L4	N82°40'01"W	8.52'

CURVE TABLE

CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C1	52.68'	48.61'	N51°31'37"W	50.14'	62°05'24"