Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Nicole Carroll Bailey, Trustee of the Nicole Carroll Bailey Revocable Trust dated May 11, 2021 4229 Kirtland Road Nashville, TN 37215	**131023G00200CO**	**Nicole Carroll Bailey, Trustee of the Nicole Carroll Bailey Revocable Trust dated May 11, 2021 4229 Kirtland Road Nashville, TN 37215**
This instrument prepared by: Carter Shelton Jones, PLC 2021 Richard Jones Road, Suite 240, Nashville, TN 37215		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Nicole Carroll Bailey** (the "Grantor"), by these presents hereby transfers, assigns, and quitclaims to **Nicole Carroll Bailey, Trustee of the Nicole Carroll Bailey Revocable Trust under agreement dated May 11, 2021** (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

This is improved property known as 4229 Kirtland Road, Nashville, TN 37215.

Karen Johnson Davidson County
Batch# 638000 DEEDQC
05/18/2021 08:07:45 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20210518-0066570

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 11th day of May, 2021.

Notary Public
My Commission Expires: 3/6/24

WARNER JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brian S. Shelton or Carter Shelton Jones, PLC perform a title examination; and that neither Brian S. Shelton nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed effective this 11 day of May, 2021.

NICOLE CARROLL BAILEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Nicole Carroll Bailey,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 11 day of May, 2021.

Notary Public

My Commission Expires:
11/16/2021

BRIAN S SHELTON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being Unit B, together with the appurtenant interest in the common elements of Kirtland Road Townhomes, a horizontal property regime with private elements established by Declaration in Instrument No. 20180912-0090642, First Amendment in Instrument No. 20181001-0097257, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned First Amendment to Declaration.

Being the same property conveyed to Nicole Carroll Bailey, by deed from KMS Properties, LLC, a Tennessee limited liability company, of record as Instrument Number 20210222-0021353, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for Kirtland Road Townhomes, of record in Instrument No. 20180912-0090642, First Amendment in Instrument No. 20181001-0097257, Register's Office for Davidson County, Tennessee.
   Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
2. All matters appearing on the Site Plan of record attached as Exhibit B to the First Amendment to
3. Declaration in Instrument No. 20181001-0097257, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 547, pages 85 and 86, Register's Office for Davidson County, Tennessee.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3932, page 304, Register's Office for Davidson County, Tennessee.
6. Easement for water system of record in Book 915, page 318, Register's Office for Davidson County, Tennessee.