Karen Johnson Davidson County
Batch# 763368 DEEDQC
11/30/2021 12:07:55 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20211130-0157977

EXECUTOR'S DEED

THIS INSTRUMENT PREPARED BY:

John I. Harris
Schulman, LeRoy & Bennett PC
3310 West End Avenue
Suite 460
Nashville, Tennessee 37203

CHRISTY FRIZZELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $ -0- conveyed to the Bailey Family Trust.

Affiant William Randall Bailey Trustee

Subscribed and sworn to before me on the 30TH day of November 2021.

Christy Frizzell
Notary Public My Commission Expires: 5/7/2024

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers
Bailey Family Trust P. O. Box 160066 Nashville, TN 37216	Same	**072 13 0 406.00** **072 13 0 407.00** **072 13 0 408.00**

William Randall Bailey, Executor of the Estate of William F. Bailey, by the power conferred by the Seventh Circuit Court, Probate Division, Davidson County, Tennessee, in Re: Estate of William F. Bailey, No. 21P717, hereby conveys and quitclaims to the **BAILEY FAMILY TRUST, dated April 7, 2021,** the following real property:

TRACT FOUR: Map 072 13 0, Parcel 406.00

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Sharpe and Horn's Fourth Addition to Nashville, as of record in Book 161, Page 172, Register's Office for said County, Tennessee.

Said Lot No. 15 fronts 73.4 feet on the easterly side of the Gallatin Pike and runs back 140 feet on the northerly line, with the southerly margin of Straightway Avenue, formerly Main Street, and 162 feet on the southerly line, to an alley measuring 70 feet thereon.

Being the same property conveyed to James D. Stevens by Deed from B. H. Watson and wife, Laura Watson of record in Book 2452, Page 198, said Register's Office. Further being the same property conveyed to William Forrest Bailey and wife, Brenda Ruth Bailey, by Installment Deed from James D. Stevens, of record in Book 8462, Page 602, said Register's Office. Further being the same property conveyed to William Forrest Bailey by Quitclaim Deed from Brenda Ruth Bailey dated June 25, 1996 and recorded June 28, 1996 in Book 10103, Page 751, Register's Office for Davidson County, Tennessee. William F. Bailey and William Forrest Bailey being one and the same person.

TRACT FIVE: Map 072 13 0, Parcel 407.00

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Sharpe and Horn's Fourth Addition to Nashville, as of record in Book 161, Page 172, Register's Office for said County, Tennessee.

Said Lot No. 16 fronts 52.4 feet on the easterly side of the Gallatin Road or Turnpike and runs back 162 feet on the northerly line and 178 feet on the southerly line, to any alley, measuring 50 feet thereon, together with an easement to maintain and operate a water service pipe across Lot 17, (adjoining said Lot 16 on the south), serving the land hereby conveyed which easement was granted said W. J. Heffernan by L. T. Stevens and wife, by instrument of record in Book 1536, Page 419, said Register's Office, as conveyed by deed from John B. Cobb, County Court Clerk, to C. C. Coley, dated March 18, 1954, filed for record March 23, 1954, in Book 2272, Page 123, Register's Office for said County.

Being the same property conveyed to James D. Stevens by Deed from C. C. Coley and wife, Catheryn S. Coley of record in Book 2438, Page 261, said Register's Office. Further being the same property conveyed to William Forrest Bailey and wife, Brenda Ruth Bailey, by Installment Deed from James D. Stevens, of record in Book 8462, Page 602, said Register's Office. Further being the same property conveyed to William Forrest Bailey by Quitclaim Deed from Brenda Ruth Bailey dated June 25, 1996 and recorded June 28, 1996 in Book 10103, Page 751, Register's Office for Davidson County, Tennessee. William F. Bailey and William Forrest Bailey being one and the same person.

TRACT SIX: Map 072 13 0, Parcel 408.00

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Sharpe and Horn's Fourth Addition to Nashville, as of record in Book 161, Page 172, Register's Office for said County, Tennessee.

Said Lot No. 17 fronts 52.14 feet on the easterly side of Gallatin Road and runs back 178 feet on the northerly line and 193 - ½ feet on the southerly line with the northerly margin of an alley to an alley in the

rear, measuring 50 feet thereon.

Being the same property conveyed to James D. Stevens by deed from Robert H. Winder and wife, Hazel J. Winder of record in Book 2962, Page 360, said Register's Office. Further being the same property conveyed to William Forrest Bailey and wife, Brenda Ruth Bailey, by Installment Deed from James D. Stevens, of record in Book 8462, Page 602, said Register's Office. Further being the same property conveyed to William Forrest Bailey by Quitclaim Deed from Brenda Ruth Bailey dated June 25, 1996 and recorded June 28, 1996 in Book 10103, Page 751, Register's Office for Davidson County, Tennessee. William F. Bailey and William Forrest Bailey being one and the same person.

The said William Forrest Bailey having since died on December 8, 2020 (Davidson County, Tennessee Probate Court Docket No. 21P717) and the said William Randall Bailey was appointed Executor of the Estate.

The subject property was not the marital residence of William Forrest Bailey and wife, Brenda Ruth Bailey. Brenda Ruth Bailey joins in this conveyance solely to relinquish any marital interest she may have in the property by virtue of her marriage to William Forrest Bailey.

This property is conveyed subject to Plan of record in Book 161, Page 172, said Register's Office; Easement granted for storm sewer of record in Book 2015, Page 5, said Register's Office (as to Lot 17 only); Easement granted for storm sewer of record in Book 2015, Page 12, said Register's Office (as to Lot 16 only); rights to use cess pool or septic tank of record in Book 475, Page 273, said Register's Office (as to Lot 16 only); that portion of the property within the bounds of Gallatin Road; any easements; and all applicable local government planning, building and zoning regulations.

This conveyance is further subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as: 1309, 1313 & 1315 Gallatin Avenue, Nashville, Tennessee 37206

The legal description was taken from the prior deed of conveyance. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 30th day of November, 2021.

CARLA J COLLIER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

William Randall Bailey

William Randall Bailey, Executor of the Estate of William F. Bailey

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, **William Randall Bailey, Executor of the Estate of William F. Bailey,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that the foregoing instrument was executed for the purposes contained therein.

Witness my hand and seal, on this the 30th day of November, 2021.

Carla J Collier
NOTARY PUBLIC
MY COMMISSION EXPIRES: 01/06/2025

CARLA J COLLIER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Brenda Ruth Bailey

Brenda Ruth Bailey

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, **Brenda Ruth Bailey,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that the foregoing instrument was executed for the purposes contained therein.

Witness my hand and seal, on this the 30th day of November, 2021.

Carla J Collier
NOTARY PUBLIC
MY COMMISSION EXPIRES: 01/06/2025

CARLA J COLLIER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY