Karen Johnson Davidson County
Batch# 763368 DEEDQC
11/30/2021 12:07:55 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20211130-0157978

EXECUTOR'S DEED

THIS INSTRUMENT PREPARED BY:

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

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.

CARLA J COLLIER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Affiant William Randall Bailey Trustee

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

Carla J Collier
Notary Public My Commission Expires: 01/06/2025

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers
Bailey Family Trust P. O. Box 160066 Nashville, TN 37216	Same	**072 13 0 403.00** **072 13 0 404.00** **072 13 0 405.00**

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 ONE:

Being the easterly 65.5 feet of Lot No. 13 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.

Said part of said Lot No. 13 fronts 65.5 feet on the southerly side of Straightway Avenue, formerly Main Street, and runs back between parallel lines 170 feet to an alley.

TRACT TWO:

Being the easterly 15 ½ feet of Lot No. 14 and the westerly 34 ½ feet of Lot No. 13 on the Map of Sharpe and Horn's Fourth Addition, as of record in Book 161, Page 172, Register's Office for said County, Tennessee.

Said parts of said lots adjoin and front together 50 feet on the southerly side of Straightway Avenue and run back between parallel lines 170 feet to an alley.

TRACT THREE:

Being the westerly 50 feet of Lot No. 14 on the Plan of Sharpe and Horn's Fourth Addition, as of record in Book 161, Page 172, Register's Office for said County, Tennessee.

Said part of Lot 14 fronts 50 feet on the southerly side of Straightway Avenue, formerly Main Street and runs back between parallel lines, with the easterly margin of an alley, 170 feet to an alley in the rear.

Being the same property conveyed to William Forrest Bailey and wife, Brenda Ruth Bailey, by Warranty Deed from D. Stevens, unmarried, and Jim Stevens, Trustee dated October 10, 1991 and recorded October 11, 1991 in Book 8462, Page 614, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to William Forrest Bailey by Quitclaim Deed from Brenda Ruth Bailey, dated October 1, 1996 and recorded October 31, 1996 in Book 10245, Page 78, Register's Office for Davidson County, Tennessee. The said William Forrest Bailey and William F. 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 the Plan of record in Book 161, Page 172, said Register's Office; 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: 1102, 1104 and 1106 Straightway 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