Karen Johnson Davidson County
Batch# 763368 DEEDQC
11/30/2021 12:07:55 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20211130-0157980

QUITCLAIM 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 Willen 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	**082 15 0 067.00**

FOR AND IN CONSIDERATION of the sum of ten ($10.00) dollars, and other good and valuable consideration, the receipt and legal sufficiency of which is hereby acknowledged, **Brenda Ruth Bailey, a widow,** Grantor, does hereby convey, transfer, remise, release, relinquish and quitclaim to the **BAILEY FAMILY TRUST, dated April 7, 2021**, Grantee, it's heirs and assigns, all of the right, title, and interest of Grantor in the following described real estate:

Land in Davidson County, Tennessee, begin part of Lot Nos. 36 thru 44, both inclusive, and all of Lot No. 45, and a part of North Fourth Street, as closed by Bill No. 69829 of the Metropolitan Council of Nashville and Davidson County, Tennessee, and part of Alley No. 254, and Howerton Street closed by Bill No. 64257 of said Council, on the Plan of John Shelby's 1st Addition to Edgefield, as of record in Book 12, pages 524 and 525, Register's Office for said County; part of Lot No. 107, all of Lots 108 thru 113, both inclusive, and part of Lot No. 114, and part of Oldham Street closed by Bill No. 64257 and 69829; and Alley No. 255, closed by Bill No. 69829 of Council above mentioned, on the Plan of John Shelby's 1st Addition to Edgefield in Plan Book 1, pages 7 and 11, Chancery Court; part of Lot 64 and 70, and part of Lonely Street closed by Bill No. 64257 above mentioned on the Map of N.W. Wesmore's St. Alban's Plan of record in Book 21, page 37, said Register's Office, and parts of Lot 23 on th eMap of N. W. Westmore's Plan of record in Book 8, pages 173 and 174, said Register's Office and described together according to a survey made by Barge, Waggoner & Sumner Engineers, February 15, 1967, revised April 5, 1971 and September 28, 1973, as follows:

BEGINNING at an iron pin in the coordinates of which are Y-649,925.2 and X-1,773,440.0 Tennessee State Grid Systems, being a northeasterly corner of the land herein conveyed in the westerly right of way line of Ellington Parkway, as follows: South 44 degrees 36 minutes 40 seconds West 6.65 feet to a concrete monument; thence around a curve to the left having a radius of 595.33 feet, a distance of 207.32 feet to a concrete monument; thence around a curve to the left having a radius of 329.63 feet, a distance of 503.89 feet to a concrete monument; thence South 62 degrees 06 minutes East 262.53 feet to a concrete monument; thence around a curve to the right having a radius of 125 feet, a distance of 260.27 feet to a concrete monument; thence South 61 degrees 20 minutes West 115.06 feet to an iron pin; thence South 65 degrees 07 minutes West 42 feet to an iron pin in the easterly right of way line of Interstate Highway 65, also being the westerly margin of North Fourth Street as closed; thence with the easterly boundary line of said highway as follows: North 24 degrees 53 minutes West 404.78 feet to a concrete monument; thence South 64 degrees 56 minutes West 80 feet to a concrete monument; thence North 70 degrees 42 minutes West 67.49 feet to a concrete monument; thence South 67 degrees 08 minutes West 148.73 feet to a concrete monument; thence North 32 degrees 35 minutes West 460.77 feet to a concrete monument; thence North 67 degrees 50 minutes West 25.34 feet to an iron pin set in the easterly margin of closed Meridian Street; thence with said margin of closed Maridian Street, North 0 degrees 52 minutes West 21.23 feet to an iron pin; thence North 60 degrees 37 minutes East 629.31 feet to a concrete monument; thence South 83 degrees 36 minutes East 59.82 feet to the point of beginning.

Being the same property conveyed to Bobby Huff, Trustee, with full power to mortgage, sell transfer and convey without the necessity of joinder of any beneficiary, by deed from Dominion Bank of Middle Tennessee, of record in Book 8319, Page 199, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to William Forrest Bailey and wife, Brenda Ruth Bailey by Quitclaim Deed from Bobby Huff, Trustee, dated February 5, 1993 and recorded June 22, 1993 in Book 8989, Page 324, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Brenda Ruth Bailey by Quitclaim Deed from William Forrest Bailey, dated June 25, 1996 and recorded June 28, 1996 in Book 10103, Page 748, Register's Office for

Davidson County, Tennessee.

The subject property was previously known as 400 North Main Street, Nashville, Tennessee.

This is improved property known as: 14 James Robertson Parkway, Nashville, Tennessee 37213

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

In testimony whereof, the Grantors have hereunto set their signatures the day and date first above written.

By: Brenda Ruth Bailey
BRENDA RUTH BAILEY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County, aforesaid, personally appeared **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 at office in Nashville, Davidson County, Tennessee, this the 30th day of November, 2021.

Notary Public

My Commission Expires: 01/06/2025