Karen Johnson Davidson County
Batch# 763368 DEEDQC
11/30/2021 12:07:55 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20211130-0157981

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.

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	**083 09 0 181.00**

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 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, being the southerly 26 feet front and 7-1/2 feet rear of Lot No. 2 and the northerly 24 feet front and 38-1/2 feet rear of Lot No. 3 on the Plan of J. B. Armstrong's Subdivision of Lots Nos. 12, 13 and 14 of the East Edgefield Addition, as of record in Book 57, page 110, Register's Office for said County.

Said part of Lots Nos. 2 and 3 front together 20 feet on the easterly side of South 11th Street, formerly Smith Avenue, and runs back 141 feet, more or less, on the northerly line and 143 feet, more or less, on the southerly line to an alley, measuring 46 feet thereon.

Being the same property conveyed to Annie Lee McBroom and husband, Finis A. McBroom by Deed from Oneida H. Williams, Trustee, of record in Book 4922, page 36, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to William Forrest Bailey and wife, Brenda Bailey by Installment Deed from Annie Lee McBroom and husband, Finis A. McBroom, dated November 29, 1977 and recorded on November 29, 1977 in Book 5227, Page 600, Register's Office for Davidson County, Tennessee.

The said William F. Bailey having since died on December 8, 2020 (Davidson County, Tennessee Probate Court Docket No. 21P717) and the property is now solely vested in the said Brenda Bailey as the remaining tenant by the entirety.

The said William Forrest Bailey and William F. Bailey being one and the same person.

This is improved property known as: 105 South 11th Street, Nashville, Tennessee 37206

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 Bailey
BRENDA BAILEY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County, aforesaid, personally appeared **BRENDA 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.

Carla J Collier
Notary Public

CARLA J COLLIER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 01/06/2025