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 Willm 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	083 04 0 200.00

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 R. 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 part of Lot No. 52 on the Plan of Brownsville, as of record in Book 21, page 9, Register's Office for Davidson County, Tennessee, described as follows:

Beginning in the center of Rosebank Avenue, formerly Division Street, at a point 189.75 feet east of the center line of Johnson Street; thence with said Avenue eastwardly 65.0 feet to a point, 55.0 feet west of the southwest corner of the property conveyed to George Stegall and wife, by deed from H. E. Legraff and wife, of record in Book 1274, page 54, R.O.D.C.; thence in a northerly direction, 182.0 feet to a point; thence westwardly 65.0 feet; thence southwardly 182.0 feet to the point of beginning.

Being the same property conveyed to William F. Bailey and wife, Brenda R. Bailey by Warranty Deed from Margie L. Richardson, a widow, dated June 24, 1991 and recorded June 26, 1991 in Book 8384, Page 224, 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 R. Bailey as the remaining tenant by the entirety.

This is improved property known as: 404 Rosebank Avenue, 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 R. Bailey
BRENDA R.BAILEY

STATE OF TENNESSEE
COUNTY OF Davidson

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

My Commission Expires: 01/06/2025

CARLA J. COLLIER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 763368 DEEDQC
11/30/2021 12:07:55 PM 1 pg
Fees: $12.00 Taxes: $0.00

20211130-0157983