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 Willa 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 09 0 142.00**

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, being Lot No. 4 on the Plan of 2nd Resubdivision of the Bransford-McWhirter Subdivision of the Allison Place of record in Plat Book 332, page 20, said Register's Office.

Said Lot No. 4 fronts 50.7 feet on the northerly side of Woodland Street, formerly Lindsley or Lockland Avenue and runs back 160 feet on the easterly line and 152.3 feet on the westerly line to an alley and measures 50 feet thereon.

Being the same property conveyed to William Forrest Bailey and wife, Brenda Ruth Bailey by Warranty Deed from Opal N. Kittrell and husband, Tommy A. Kitrell, dated September 26, 1980 and recorded September 30, 1980 in Book 5657, Page 670, 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 Ruth 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: 1107 Woodland 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 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.

CARLA J. COLLIER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Carla J. Collier
Notary Public

My Commission Expires: 01/06/2025

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

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