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 William 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	094 01 0 364.00

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 being Lot No. 153 on the plan of Shelby Village No. Two, as of record in Book 1835, page 48, Register's office for said County.

Said Lot No. 153 fronts 56 feet on the northwesterly side of Electric Avenue and extends back 115.1 feet on the southwesterly line and 115.2 feet on the northeasterly line to a dead line, measuring 49 feet thereon.

Being the same property conveyed to William Forrest Bailey and wife, Brenda Ruth Bailey by Warranty Deed from S. B. Tidwell and wife, Eula Tidwell, dated February 6, 1973 and recorded February 8, 1973 in Book 4679, Page 658, 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: 1427 Electric 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 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

CARLA J. COLLIER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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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