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 Truste

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	073 09 0 111.00 073 09 0 112.00 073 09 0 113.00

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:

BEING land in Davidson County, Tennessee, being Lots Nos. 340, 341 and 342, on the Plan of Section III, Burchwood Gardens, a plat of which is of record in Book 2900, page 116, Register's Office for said County, and being more particularly described as follows:

BEGINNING at a point in the south margin of Pinehurst Drive at a point which is the northeast corner of said Lot 342, and the northwest corner of Lot 343, Section III, Burchwood Gardens; thence with the boundary line between Lots 342 and 343, 180 feet, more or less, to a concrete monument in the common corner of Lots 342, 343 and Reserved Tract No. 2, Section III, Burchwood Gardens; thence with the boundary line between said Reserved Tract No. 2 and Lot 340, Section III, Burchwood Gardens, 13.95 feet, more or less, to a concrete monument; thence south 20° 15' west, 74.9 feet, more or less, to a point; thence south 57° 15' west, 159 feet, more or less, to a concrete monument in the east margin of Welcome Lane; thence with said margin of Welcome Lane along a curve to the left having a radius 160.07, 25 feet, more or less, to a concrete monument; thence with said margin of Welcome Lane 63.03 feet, more or less, to a concrete monument; thence with said margin of Welcome Lane 13 feet, more or less, to a point which is the northwest corner of said Lot 340, and the southwest corner of Lot 341, Section III, Burchwood Gardens; thence with said margin of Welcome Lane 108.52 feet, more or less, to a concrete monument; thence with a curve to the right having a radius 25.0, 38.46 feet, more or less, to a concrete monument in the south margin of Pinehurst Drive; thence, with the south margin of Pinehurst Drive 200.57 feet, more or less, to the point of beginning.

Being the same property conveyed to William F. Bailey and wife, Brenda R. Bailey by Warranty Deed from James M. High and wife, Julia Littleton High, dated January 15, 1980 and recorded January 29, 1980 in Book 5560, Page 522, 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: 1845 Welcome Lane, Nashville, Tennessee 37216

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

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

20211130-0157987

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

