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	072 12 0 267.00

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. 165 on the Plan of Burchwood Gardens, Section 2, of record in Book 2900, page 66, Register's Office for Said County.

Said Lot No. 165 fronts 80 feet on the northwesterly side of Upland Drive and extends back between lines 150 feet to a dead line.

Plan of Burchwood Gardens, Section 2, of record in Book 2900, Page 66, Register's Office for said county showns an owner's certificate, certain notes, easements and setback lines, to all of which this conveyance is made subject.

Being the same property conveyed to William Forrest Bailey and wife, Brenda Ruth Bailey by Warranty Deed from Henry Eugene Overby, Jr., Administrator of the Estate of and son and sole heir of Gladys Pearcy Overby, deceased, dated February 10, 1999 and recorded February 11, 1999 in Book 11338, Page 606, 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: 1931 Upland Drive, 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 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:

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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