NEW OWNER:
Nashville Property Holdings, LLC
3729 East Ridge Drive
Nashville, TN 37211

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 21-526

MAP & PARCEL
148-06-0-027.00

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 787975 DEEDWARR
01/12/2022 09:08:30 AM 4 pgs
Fees: $23.00 Taxes: $1,110.00
20220112-0003962

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **THREE HUNDRED THOUSAND AND 00/100 DOLLARS ($300,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Cranston Bailey, Jr., Executor of Estate of Helen Bailey** ("Grantors") has this day bargained and sold and by these presents does hereby transfer and convey unto **Nashville Property Holdings, LLC, a Tennessee Limited Liability Company** ("Grantees"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Lot No. 147 on the Plan of Haywood Acres, Section IV, as of record in Book 2900, Page 93, Register's Office for said County.

Said lot fronts 120 feet on the Westerly side of East Ridge Drive and runs back 248.31 feet on the Northerly line and 243.15 feet on the Southerly line to a deed line in the rear on which it measures 120.08 feet.

Being the same property conveyed to Cranston A. Bailey, Sr and wife, Helen B. Bailey by Warranty Deed from Murray Parker and wife, Lavada D. Parker of record in Book 3610, Page 361, Register's Office for Davidson County, Tennessee, dated July 18, 1963 and recorded on July 20, 1963. Cranston A. Bailey, Sr. passed away October 24, 1984 thereby vesting title to Helen Bailey as surviving tenants by the entirety. Helen Bailey passed away testate on December 6, 2020. Probate for Helen Bailey was opened and the Last Will and Testament of Helen Bailey was admitted in the Probate Court for Davidson County, Tennessee on January 20, 2021, Case No. 21P129. Cranston Bailey, Jr. was appointed Executor.

Being also known as 3729 East Ridge Dr., Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 30th day of December, 2021.

Estate of Helen Bailey

By: _____
Cranston Bailey, Jr., Executor

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Estate of Helen Bailey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that Cranston Bailey,Jr., Executor of the Estate of Helen Bailey , the within-named bargainor, and as such Executor, being given the authority to so do, executed the within instrument on behalf of the Estate by signing her name as such Executor.

WITNESS my hand and official seal at office this 30th day of December, 2021.

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

_____
NOTARY PUBLIC

My commission expires: 5-21-25

202201120003962

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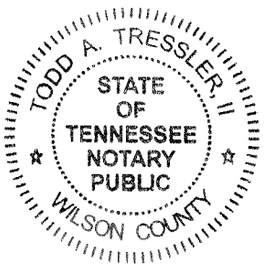
The actual consideration or value, whichever is greater, for this transfer is $ **300,000.00**.

AFFIANT

Sworn to and subscribed to before me this 30th day of December, 2021.

NOTARY PUBLIC

My commission expires: 5-21-25



Tennessee Certification of Electronic Document

I, Todd A Tressler, II, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on December 30, 2021.

Affiant Signature

7/14/21

Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 14th day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 06-28-25

NOTARY'S SEAL

