Karen Johnson Davidson County
Batch# 804339 DEEDQC
02/11/2022 12:13:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220211-0016093

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Dene T. Bailey Affiant Subscribed and sworn to before me, this 31st day of January, 2022. Brooke Rector Notary Public My Commission Expires:

BROOKE RECTOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2023

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Dene Thompson Bailey and Jennifer Elizabeth Bailey Cope, Trustees 2412 Melbourne Drive Nashville, Tennessee 37214	SAME	073 07 0 107.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Dene Thompson Bailey**, hereinafter

called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Dene Thompson Bailey, Trustee of the Dene Thompson Bailey Living Trust, established by the Revocable Trust Agreement of Dene Thompson Bailey dated January 31, 2022**, as amended and restated from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 31st day of January, 2022.

Dene T. Bailey
Dene Thompson Bailey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dene Thompson Bailey, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 31st day of January, 2022.

My Commission Expires: BROOKE RECTOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-06-2023

Brooke Rector
Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 295 on the Plan of Section IV, Sunset View, as of record in Book 2854, page 63, Register's Office for said County, as amended by Surveyor's Certificate of Correction of record in Book 3134, page 447, said Register's Office.

Said Lot No. 295 fronts 100 feet on the northwesterly side of Melbourne Drive, and extends back 213.1 feet on the northeasterly line and 224.1 feet on the southwesterly line, to a dead line in the rear on which it measures 121.3 feet.

Being the same property conveyed to Robert T. Bailey and wife, Dene T. Bailey, by deed from Orville M. Stump, Jr. and wife, Dorothy Louise Panter Stump, of record as instrument number 00004055-0000784, Register's Office for Davidson County.

This is improved property known as 2412 Melbourne Drive, Nashville, Tennessee 37214.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 January 31, 2022.

02-01-2022
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 1st day of February, 2022.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

