PREPARED BY:
TAMIKA PARKER, BPR# 035599
73 White Bridge Rd. 103 POB 154
Nashville, TN 37205
(615)547-2393

RECORDED DOCUMENT and TAX BILL TO BE MAILED TO:
John C. Bailey, Jr.
363 Tusculum Rd.
Nashville, 37211

Karen Johnson Davidson County
Batch# 961752 DEEDQC
01/17/2023 02:04:31 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230117-0003781

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS QUITCLAIM DEED, made and entered into on the 17th day of January, 2023, between **John C. Bailey, Jr.** ("Grantor"), ***and himself***, **John C. Bailey, Jr.** ("Grantee") as a result of the death of his first wife, Linda Bailey who became deceased on 7/17/2020 in Nashville, Davidson County, Tennessee thereby making him the sole owner, in fee simple absolute, of the real property located at 363 Tusculum Rd., Nashville, TN 37211 they owned as tenants by the entireties.

For and in consideration of the sum of $0 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby Remises, Releases, AND FOREVER Quitclaims WHATEVER rights, title, interests, and claims he has or may have to Grantee, the property located in Davidson County, Tennessee, described as:

Parcel Number 16104014500, and further described as:

Being part of Lot No. 4 on the Plan of Goodrich Heights, of record in Book 2663, Page 60, Register's Office, Davidson County, Tennessee; and further described according to a survey by John Kohl, 400 7th Avenue, South, Nashville, TN. 37203, License No. 100, dated October 25, 1990 as follows: SAID part of Lot No. 4 fronts 100 feet on the south margin of Tusculum Road and extends back 338 feet on the easterly line and 330.3 feet on the westerly line to a rear line measuring 100.7 feet thereon.

Being the same property conveyed to Ronald L. Sparrow, Sr., and wife, Ann L. Sparrow, as tenants by the entirety by Warranty Deed from John Edward Norman and Marsha Yvonne Norman dated November 1, 1990 and recorded November 5, 1990 as/in Book 8231, page 161, Register's Office for Davidson County, Tennessee.

PROPERTY ADDRESS: (for informational purposes)
363 Tusculum Road
Nashville, Tennessee 37211

Which was conveyed by Warranty Deed dated 18th of October, 2004, from husband and wife: Ronald L. Sparrow, Sr. and Ann L. Sparrow to husband and wife: John C. Bailey, Jr. and Linda Bailey by instrument number 20050118-0006116 filed with the Davidson County Register of Deeds on January 18, 2005.

[Redacted Death Certificate of Linda Bailey to follow Acknowledgment Page.]

John C. Bailey, Jr., GRANTOR
363 Tusculum Rd.
Nashville, TN 37211

John C. Bailey, Jr., GRANTEE
363 Tusculum Rd.
Nashville, TN 37211

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

The foregoing Quitclaim Deed was acknowledged before me, this 17th day of January, 2023, by John C. Bailey, Jr., GRANTOR, who is personally known to me or who appeared in person or virtually pursuant Executive order of the Governor of Tennessee permitting remote notary, to produced valid proof of identity.

Witness my hand and seal this 17th day of January, 2023.

Tamika Parker
NOTARY PUBLIC

My Commission Expires 3/3/2026

TAMIKA PARKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026
(SEAL)

STATE OF TENNESSEE
Office of Vital Records

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH
STATE FILE NUMBER 2020 045915

1. Decedent's Legal Name: LINDA MAY BAILEY			2. Sex: FEMALE	3. Date of Death: 07/17/2020
4. Time of Death (Approx.): 02:07 AM	5a. Age: 70	6. Date of Birth: 02/05/1950	7. Birthplace: LYNCHBURG, VA	
8a. Place of Death: DECEDENT'S HOME				
8b. Facility Name: 363 TUSCULUM RD		8c. City or Town: NASHVILLE		8d. County of Death: DAVIDSON
9. Marital Status: MARRIED	10. Surviving Spouse (name prior to first marriage): JOHN BAILEY	11a. Decedent's Usual Occupation: DEPARTMENT MANGER		11b. Kind of Business/Industry: WALMART
12. Social Security Number: [redacted]	13a. Residence-State or Foreign Country: TENNESSEE	13b. County: DAVIDSON		13c. City or Town: NASHVILLE
13d. Street and Number: 363 TUSCULUM RD		13e. Inside City Limits?: YES	13f. Zip Code: 37211	14. Was Decedent ever in US Armed Forces?: NO
15. Decedent's Education: HIGH SCHOOL GRADUATE OR GED COMPLETED	16. Decedent of Hispanic Origin?: NO, NOT SPANISH/HISPANIC/LATINO	17. Decedent's Race: BLACK OR AFRICAN AMERICAN		
18. Father's Name: CHARLIE EARL BEVERLY		19. Mother's Name Prior to First Marriage: DOROTHY BANKS		
20a. Informant's Name: JOHN BAILEY	20b. Relationship to Decedent: HUSBAND	20c. Mailing Address: 363 TUSCULUM RD, NASHVILLE, TN 37211		
21a. Method of Disposition: BURIAL	21b. Place of Disposition: GREENWOOD CEMETERY NORTH	21c. Location: NASHVILLE, TN		
22a. Signature of Funeral Director: ▶ /e/ BYRETTIA LAWRENCE BROADY	22b. License Number: 5130	22c. Signature of Embalmer: ▶ /e/ Terrell Andre Broady		22d. License Number: 4117
23a. Name and Address of Funeral Home: TERRELL BROADY FUNERAL HOME, INC., 3855 CLARKSVILLE PIKE, NASHVILLE, TN 37218-2219				23b. License Number: 1137
24. Registrar's Signature: ▶ /e/ EDWARD G BISHOP III		25. Date Filed: 08/04/2020		

26. Certifier

26a. ☒ PHYSICIAN – TO THE BEST OF MY KNOWLEDGE, DEATH OCCURRED AT THE DATE, TIME, AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER STATED.

26b. ☐ MEDICAL EXAMINER – ON THE BASIS OF EXAMINATION, AND/OR INVESTIGATION, IN MY OPINION, DEATH OCCURRED AT THE DATE, TIME, AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER STATED.

27a. Certifier: ▶ /e/ ALEX SLANDZICKI	27b. License Number: 030229	27c. Date Signed: 08/04/2020
27d. Name and Address: ALEX SLANDZICKI 4323 CAROTHERS PARKWAY, SUITE 505, FRANKLIN, TN 37067		

28. Part I. ENTER THE CHAIN OF EVENTS (DISEASES, INJURIES, OR COMPLICATIONS) THAT DIRECTLY CAUSED THE DEATH. DO NOT ENTER TERMINAL EVENTS SUCH AS CARDIAC ARREST, RESPIRATORY ARREST, OR VENTRICULAR FIBRILLATION WITHOUT SHOWING THE ETIOLOGY. ENTER ONLY ONE CAUSE ON A LINE.

		Approximate Interval: Onset to Death
IMMEDIATE CAUSE (Final disease or condition resulting in death)	a. [redacted]	
Sequentially list conditions, if any, leading to the cause listed on line a. Enter the UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST	b. [redacted]	
	c. [redacted]	
	d.	

Part II. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN PART I

29a. Was an Autopsy Performed?: NO

29b. Were Autopsy Findings Available to Complete the Cause of Death?

30. Manner of Death: NATURAL	31. Did Tobacco Use Contribute to Death?: YES	32. If Female: NOT PREGNANT WITHIN PAST YEAR		
33. If Transportation Injury, Specify:	34a. Date of Injury	34b. Time of Injury	34c. Injury at Work?	34d. Place of Injury
	34e. Describe How Injury Occurred			34f. Location of Injury

FH-1655 (Rev. 8/2017) RDA 10112

12053108

I hereby certify the above to be a true and correct representation of the record or document on file in this department. This certified copy is valid only when printed on security paper showing the red embossed seal of the Tennessee Department of Health. Alteration or erasure voids this certification. Reproduction of this document is prohibited.

Tennessee Code Annotated 68-3-101 et seq., Vital Records Act of 1977

Edward G. Bishop III
State Registrar

Lisa Piercey, MD, MBA, FAAP
Commissioner

1 2 0 5 3 1 0 8

Date Issued: Aug-05-2020

THE GREAT SEAL OF THE STATE OF TENNESSEE XVI AGRICULTURE COMMERCE 1796

DEPARTMENT OF HEALTH XVI AGRICULTURE COMMERCE TENNESSEE

CERTIFICATION OF VITAL RECORD

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KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 0.00 .

Affiant

Subscribed and sworn before me, this 17th day of January, 2023

Notary

TAMIKA PARKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026