This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-21207-MC

Karen Johnson Davidson County
Batch# 1030158 DEEDQC
07/25/2023 08:30:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230725-0057060

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF Davidson

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

Jan D Johnson Bailey
Affiant

Subscribed and sworn to before me, this the 19th day of July, 2023.

Notary Public
My Commission Expires:

MICHAEL FERRENCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Preston Tillman Bailey, Jr. and Jan Johnson-Bailey 563-A Lockwood Court Nashville, TN 37214	New Owner	107 04 0 025.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Preston T. Bailey Jr., a married man** ("Grantor") does hereby quitclaim and convey unto **Preston Tillman Bailey, Jr. and Jan Johnson-Bailey, husband and wife** ("Grantees"), their heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

A certain tract or parcel of Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 42 on the Plan of Larkwood as of record in Book 2900, Page 144, Register's Office for Davidson County, Tennessee.

Said Lot No. 42 fronts 41.45 feet on the Easterly side of Lockwood Court, and extends back 217.45 feet on the Northerly line and 133.00 feet on the Southerly line to a dead line, measuring 197.21 feet thereon.

Being the same property conveyed to Preston T. Bailey Jr., by Warranty Deed from Marc A. Kennedy and wife, Terrie Kennedy, of record in Instrument No. 20040920-0112609, in the Register's Office of Davidson County, Tennessee, dated September 16, 2004, and recorded on September 20, 2004.

This is ☒ improved or ☐ unimproved property located at: **563-A Lockwood Court, Nashville, TN 37214**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of July, 2023.

GRANTOR:

Preston T. Bailey Jr.

Preston T. Bailey Jr.,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Preston T. Bailey Jr.,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 19th day of July, 2023.

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Notary Public
My Commission expires: _____

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 7/19/23 (date of document).

Kirsten Virden

Affiant Signature

Date: 7/19/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19th day of July, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

