Karen Johnson Davidson County
Batch# 1050195 DEEDQC
09/15/2023 08:04:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230915-0072316

THIS INSTRUMENT PREPARED BY:
Peacock Law, PLLC
625 Main Street, Suite 201
Nashville, TN 37206
(615) 219-9710

STATE OF Tennessee
COUNTY OF Davidson

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

Affiant

Kalyn Rachel Kratzer
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SUBSCRIBED AND SWORN to before me, this the 13th day of September, 2023.

Notary Public
My Commission Expires: 7/28/25

Address of New Owner:	Send Tax Bills To:	Map/Parcel ID:
Alice Sullivan, Trustee **330 Peachtree Street** **Nashville, TN 37210**	**Alice Sullivan, Trustee** **330 Peachtree Street** **Nashville, TN 37210**	**119-01-0-434.00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Alice D. Sullivan, a single woman,** ("Grantors"), have bargained and sold, and by these presents does hereby Quitclaim and convey unto **Alice Sullivan, Trustee of the Bailey Living Trust, dated August 11, 2023** ("Grantees"), their heirs and assigns, all of their right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 14 on the Plan of W. G. Thuss Addition (aka Thuss), Nolensville Pike, of record in Plat Book 332, Page 67, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Alice D. Sullivan, a single woman, by Warranty Deed from Pichoslap Development Company, LLC, a Tennessee limited liability company, of record at Instrument number 20170803-0079163 , in the Register's Office for Davidson County, Tennessee, dated August 1, 2017.

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

Together with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including but not limited to, the power to convey.

This is **improved** property known as: **330 Peachtree Street, Nashville, ATN 37210.**

IN WITNESS WHEREOF, Grantor(s) have executed this instrument as of the 13th day of September, 2023.

GRANTOR:

Alice D. Sullivan

STATE OF Tennessee
COUNTY OF Davidson

On this the 13th day of September, 2023, before me personally appeared Alice D. Sullivan, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this, the 13th day of September, 2023.

Notary Public
My commission expires: 7/28/25
(SEAL)

Kalyn Rachel Kratzer
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

This instrument was prepared from information furnished by the Grantors and without the benefit of a title search. The preparer makes no representation as to the title, use, or any zoning regulations concerning the described property nor any matter except the validity of the form of this instrument.

Certificate of Authenticity

I, Ryan Pencook, 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 September 13, 2023 (date of document).

In witness whereof, Affiant has caused this instrument to be executed on this the 13th day of September, 2023.

Affiant

STATE OF Tennessee
COUNTY OF Davidson

Sworn to and subscribed before me this 13th day of September, 2023.

Notary Public
My commission expires: 7/28/25

(SEAL)

Kalyn Rachel Kratzer
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY