Karen Johnson Davidson County
Batch# 1107855 DEEDQC
03/06/2024 03:31:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240306-0015719

QUITCLAIM DEED

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES: 05-05-2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Shirley Ann King, Paul Clinton Bailey, and Paul Allen Bailey	Same as owner	148-05-0-165
(NAME) 300 Leo Court	(NAME)	
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **(i) Shirley Ann King, (ii) Paul Clinton Bailey, and (iii) Paul Allen Bailey, all of the heirs at law of Paul Alvin Bailey**, (the "**Grantors**"), by these presents does hereby quitclaim, transfer and convey to **Shirley Ann King, Paul Clinton Bailey, and Paul Allen Bailey, as tenants in common** (the "**Grantees**"), their successors and assigns, all his/her/their right, title, and interest in that certain property in Davidson County, Tennessee, described as follows (the "**Property**"), to-wit:

Being Lot No. 47 on the Plan of Haywood Acres, Section I, of record in Book 2900, page 17, Register's Office for said County.

Said Lot No. 47 Fronts 36.97 feet on the northerly side of Leo Court and runs back 198.8 feet on the west line and 210 feet on the east line to a dead line which is a broken line on which it measures 185 feet.

Being the same property conveyed to the Federal Housing Commissioner, of Washington, D. C., his successors and assigns, by deed dated April 17, 1963, and recorded in Book 3534, Page 623 Office of the Register, County of Davidson, State of Tennessee.

Being the same property conveyed to Paul A. Bailey and wife, Barbara L. Bailey, by deed dated August 30, 1963, and recorded in Book 106, Page 408 Office of the Register, County of Davidson, State of Tennessee. Barbara L. Bailey died October 11, 2009, which married to Paul A. Bailey, leaving Paul A. Bailey as the sole surviging tenant by the entirety and sole owner.

Paul A. Bailey a/k/a Paul Alvin Bailey died April 18, 2014, intestate. The property vested in his sole heirs, being Shirley Ann King, Paul Clinton Bailey, and Paul Allen Bailey, his only surviving children. See Affidavit of Heirship recorded at Book 202403060015718 Page _____, Register's Office of Sumner County, Tennesse.

This is improved property located at 300 Leo Court, Nashville, TN 37211.

This conveyance is made subject to any and all matters, restrictions, and/or easements of record. Grantor makes no representations or warranties whatsoever with respect to the title or condition of the Property.

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of title to the property.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed the 5 day of March, 2024.

GRANTORS:

Shirley Ann King

Shirley Ann King

Paul Clinton Bailey

Paul Clinton Bailey

Paul Allen Bailey

Paul Allen Bailey

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared (i) Shirley Ann King, (ii) Paul Clinton Bailey, and (iii) Paul Allen Bailey, all of the heirs at law of Paul Alvin Bailey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 5 day of March, 2024.

Kelly Ray

Notary Public

My Commission Expires: 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

TRUE COPY CERTIFICATION

I, Tifphany Wilson, 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 March 5, 2024.

Signature
Date: March 5, 2024

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 5 day of March, 2024 personally appeared before me, a notary public for the State aforesaid, Tifphany Wilson, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025