Karen Johnson Davidson County
Batch# 1179574 DEEDQC
09/10/2024 11:05:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240910-0069685

This Instrument Prepared by:
J. Michael Robbins, BPR#32342
Vasek & Robbins, PLLC
103 West Main Street
Lebanon, TN 37087
(615) 549-8909

THIS INSTRUMENT DOES NOT CONSTITUTE A WARRANTY OF TITLE, COVENANTS, DESCRIPTIONS OR ANY OTHER INFORMATION CONTAINED THEREIN. THIS DOCUMENT WAS PREPARED USING INFORMATION PROVIDED BY THE PARTIES NAMED HEREIN AND WITHOUT A TITLE SEARCH.

New Owner:	Send Tax Bills to:	Map & Parcel:
The Bailey Living Trust (2024) 2816 Hody Drive Nashville, TN 37206	New Owner	083 15 0 142.00

QUITCLAIM DEED

This Quitclaim Deed is made this 6th day of September 2024, by William Doyle and Shelbey Doyle, Grantors, of the City of Nashville, County of Davidson, State of Tennessee, to **William Douglas Doyle and Shelbey Nicole Doyle in their capacity as Trustees of The Bailey Living Trust (2024) U/A/D September 6, 2024,** Grantee, of the City of Nashville, County of Davidson, State of Tennessee.

Grantors, for and in consideration of Ten Dollars ($10.00) cash in hand and other good and valuable considerations paid by Grantee, receipt of which is hereby acknowledged, have bargained and sold, and do hereby transfer, convey, remise, release, and forever quitclaim unto **William Douglas Doyle and Shelbey Nicole Doyle in their capacity as Trustees of The Bailey Living Trust (2024) U/A/D September 6, 2024,** all of their right, title, and interest in and to the following described real property located in Davidson County, Tennessee, and more fully described in the

described in the description attached hereto and incorporated herein as **Exhibit "A"**. This is improved property commonly known as 2816 Hody Drive, Nashville, Tennessee 37206.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises.

Grantors intend to retain the tenancy by the entirety status of this real property pursuant to T.C.A. § 35-15-510.

In witness, Grantors have executed this deed on the date first written above.

William Doyle, Grantor

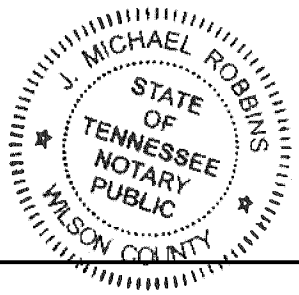
Shelbey Doyle, Grantor

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county above, **William Doyle**, with whom I am personally acquainted, or who proved to me his identity upon satisfactory evidence, and who acknowledged that he executed this instrument for the purposes contained therein.

Notary Public

My commission expires 5/22/27

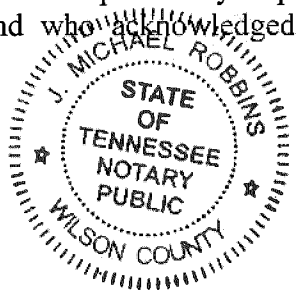


STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county above, **Shelbey Doyle**, with whom I am personally acquainted, or who proved to me her identity upon satisfactory evidence, and who acknowledged that she executed this instrument for the purposes contained therein.

Notary Public

My commission expires 5/22/27



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

William Doyle, Trustee

Sworn to and subscribed before me this 6th day of September 2024.

Notary Public

My commission expires 5/22/27

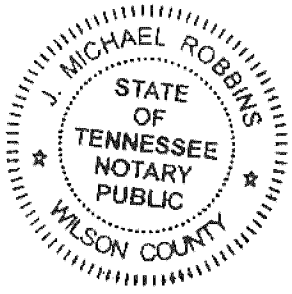


Exhibit A — Property Description

Land in Davidson County, Tennessee, being Lot No. 161 on the Plan of Section One, Fortland Park of record in Plat Book 2663, Page 61, 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 William Doyle and Shelbey Doyle, husband and wife, by Warranty Deed from Susan E. Karber, of record in Instrument No. 20220322-0032784, in the Register's Office for Davidson County, Tennessee, dated March 11, 2022, and recorded on March 22, 2022.

Being the same property conveyed to Susan E. Karber, an unmarried woman, by Quitclaim Deed from Susan K. Steckel, of record in Instrument No. 20160921-0099537, in the Register's Office for Davidson County, Tennessee, dated September 12, 2016 and recorded on September 21, 2016.

Being the same property conveyed to Susan E. Karber, an unmarried woman and Susan K. Steckel, an unmarried woman, as joint tenants with rights of survivorship, by Warranty Deed from Houston Little, III, of record in Instrument No. 20120510-0040727, in the Register's Office for Davidson County, Tennessee, dated May 4, 2012 and recorded on May 10, 2012.

Certificate of Authenticity

I, J. Michael Robbins, do hereby make oath that I am a licensed attorney and/or 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 6, 2024.

J. Michael Robbins

9-6-24
Date

STATE OF TENNESSEE
COUNTY OF WILSON

Sworn to and subscribed before me on the 6th day of September 2024.

Notary Public

My Commission Expires: 7-22-25

AMY CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON