Karen Johnson Batch # 1226877 01/16/2025 12 19 48 PM Fees $12 00 Taxes $0 00 20250116-0003688 Davidson County DEEDQC 2 pgs	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0- Diane A. Bailey, trustee Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF January 2025 Notary Public MY COMMISSION EXPIRES 3/3/2026 (AFFIX SEAL) JAD A. DUNCAN NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Diane Bailey	**Same**	**142-07-0A-101.00-C**
(NAME) **1090 Bald Eagle Drive**	(NAME)	
(ADDRESS) **Kingston Springs, TN 37082**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

PAULINE A. SCHULTZ died on June 26, 2024 and was acting Trustee of the **PAULINE A. SCHULTZ FAMILY TRUST, dated May 2, 2014,** at the time of her death Upon her death, and pursuant to the Trust Agreement and Amendment(s) of the aforementioned Trust, **DIANE A. BAILEY** was appointed as the successor Trustee.

For and in consideration of the sum of ten dollars, I, **DIANE A. BAILEY, TRUSTEE OF THE PAULINE A. SCHULTZ FAMILY TRUST, dated May 2, 2014,** and as amended from time to time, hereinafter called the Grantor, by these presents do hereby transfer and convey unto **DIANE BAILEY, a married person,** hereinafter called the grantee, and the grantee's successors, heirs and assigns, all of the grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit.

Land In Davidson County, Tennessee, being Unit No 101 Willow Pointe Condominiums, as of record in Book 6772, Page 257, and amended at Instrument No 201209110082239, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description

Being the same property conveyed to Ida Z Alexander and David H Alexander, as tenants in common with right of survivorship by Quit Claim Deed dated 12/12/2006 from Ida Z Alexander of record in Instrument 200612190156293, Register's Office for Davidson County, Tennessee The said Ida Z Alexander having died on May 25, 2017 leaving the property vested solely in David H Alexander as surviving tenant

Further being the same property conveyed to Pauline A Schultz, Trustee of the Pauline A Schultz Family Trust dated May 2, 2014, by Warranty Deed dated April 30, 2019, from David H Alexander and Susan H. Alexander, a married couple, of record in Instrument No 20190501-0040165, Register's Office for Davidson County, Tennessee

The said Diane A Bailey and Diane Bailey are one in the same for purposes of this transaction

The previous conveyance of record has been included in legal description for reference

Unimproved ( )
This is improved (X) property, known as. **101 Westerly Drive, Nashville, TN 37221**

Witness our hands, this the 15th day of January, 2025

X Diane A. Bailey, trustee
DIANE A. BAILEY, TRUSTEE
THE PAULINE A. SCHULTZ FAMILY TRUST dated May 2, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **DIANE A. BAILEY, TRUSTEE,** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that he executed the within instrument for the purposes therein contained, by signing his name in such capacity.

Witness my hand and official seal, this 15th day of January, **2025.**

My Commission Expires: 3/3/2026

Notary Public

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026