Karen Johnson Davidson County
Batch# 1240826 DEEDQC
02/26/2025 12:22:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250226-0014288

PREPARED BY:

S. Elizabeth Greene, Esq.
HAZARD LAW, PLLC
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, February 26, 2025.

Notary Public

My Commission Expires: _____

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028

New Owner Address:
Bailey Family Trust
701 West Meade Drive
Nashville, TN 37205

Send Tax Bills To:
Same

Map-Parcel Number:
10312017400

QUITCLAIM DEED

Ben C. Bailey and Anita Bailey, husband and wife, (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **Bailey Family Trust**, dated February 26, 2025 ("Grantee"), a revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **February 26, 2025**.

Ben C. Bailey

Anita Bailey

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Ben C. Bailey and Anita Bailey**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, February 26, 2025.

Notary Public

My Commission Expires: _____

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028

EXHIBIT A

Land in Davidson County, Tennessee, being the northwesterly 50 feet front and 43 feet rear of Lot No. 23 and the southeasterly 45 feet front and 30 feet rear of Lot No. 24 of Block "D" on the Plan of Cherokee Park, Section 1, as of record in Book 547, Pages 169 and 170, Register's Office for Davidson County, Tennessee.

Said Parts of Lots 23 and 24 front together 95 feet on the southwesterly side of Mayfair Road and run back 196 feet, more or less, on the southeasterly line and 189 feet, more or less, on the northwesterly line to a dead line, measuring 73 feet thereon.

Being the same property conveyed to Ben C. Bailey and Anita Bailey, husband and wife, from Allan Yates Potts and Samuel Eugene Potts, as Co-Conservators for Mary Grace Yates Potts, by deed of record in Instrument No. 20170918-0095086, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 217 Mayfair Road, Nashville, TN 37205.

CERTIFICATE OF AUTHENTICITY

I, Robert J. Hazard, Esq., do hereby make oath that I am a licensed attorney and 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 February 26, 2025.

Affiant Signature

2/26/2025
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, February 26, 2025.

Notary Public

My Commission Expires: _____

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028