Karen Johnson Davidson County
Batch # 1259726 DEEDQC
04/14/2025 11 45 08 AM 2 pgs
Fees $12 00 Taxes $0 00
20250414-0028067

FROM: James W. Baley, Jr.

TO : James W. Baley Jr. and wife Melissa Baley

QUITCLAIM DEED

Address of New Owner:
James W Baley Jr.
404 Glengarry Dr
Nashville tn 37217

Send Tax Bills To:
OWNER

Map & Parcel:
12005012700

THIS INSTRUMENT WAS PREPARED BY
↙ + Return to
Advantage Title and Escrow
1321 Murfreesboro Pike, Ste 823

Nashville, TN 37217

Prepared from information furnished by the parties

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever greater, for this transaction is
$ -0-

Melissa Baley
Affiant

Subscribed and sworn to before me this the 9th day of April 2025

La Trece Mcadoo
Notary Public
Commission Expires: _____

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 05-09-2026

I/WE, James W. Baley Jr., do hereby quitclaim to James W. Baley Jr. and wife Melissa Baley, our Heirs and Assigns, all my rights, title and interest in the following land located in Davidson County, Tennessee described as follows To-Wit

Being Lot No 132 on the Plan of Glengarry Park, Section 1, of record in Book 2663, Page 72, Register's office for said County, Said Lot No 132 fronts 93 feet on the southeasterly side of Glengarry Drive, and runs back between lines measuring 133 5 feet on he northerly side and 203 9 feet on the southerly side to a line in the rear, which is a broken line, on which it measures 139 0 feet

Being the same property conveyed to James W Baley by deed from Larry D Ashworth, Trustee, of record in Book 6866, page 961 James W Baley a/k/a James William Baley having died and under Part Two, Item 2 02, of the Last Will and Testament of James William Baley, deceased, of record in Probate File Number 11P228, Probate Court Clerk's Office for Davidson County, Tennessee, and recorded in Instrument Number 20111014-0080201 in the Register of Deeds Office for Davidson County, Tennessee, property was devised to James W Baley, Jr

This is Improved property (X) known as 404 Glengarry Drive Nashville TN 37217

Witness our hand(s) this the 9th day of April, 2025

James W. Baley, Jr.

James W. Baley, Jr.

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James W. Baley Jr. the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that HE executed the within instrument or the purpose therein contained.

Witness my hand and official seal at Nashville, TN, this the 9th day of April, 2025.

La Trece McAdoo

Notary Public
Commission Expires _____

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 05-09-2026