QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF April, 2025.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

Karen Johnson Davidson County
Batch# 1265913 DEEDQC
04/30/2025 10:05:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250430-0033241

THIS INSTRUMENT WAS PREPARED BY:
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
JEREMY A. BAILEY AND MELISSA M. BAILEY	**SAME AS NEW OWNER**	
(NAME) **8144 POPLAR CREEK ROAD**	(NAME)	**155 03 0A 017.00**
(ADDRESS) **NASHVILLE, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **JEREMY A. BAILEY AND MELISSA M. BAILEY, TRUSTEES OF THE JEREMY AND MELISSA BAILEY LIVING TRUST DATED MAY 14, 2019,** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **JEREMY A. BAILEY AND MELISSA M. BAILEY, HUSBAND AND WIFE** ("GRANTEE") THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 ON THE PLAN OF SECTION I, ROLLING RIVER ESTATES, AS OF RECORD IN PLAT BOOK 4860, PAGE 27, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MELISSA M. BAILEY, MARRIED, BY WARRANTY DEED FROM ANDREW REIN AND WIFE, KATHERINE REIN, OF RECORD IN INSTRUMENT NO. 20140827-0078255, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DATED JULY 31, 2014 AND RECORDED ON AUGUST 27, 2014.

FURTHER BEING THE SAME PROPERTY CONVEYED TO JEREMY A. BAILEY AND MELISSA M. BAILEY, TRUSTEES OF THE JEREMY AND MELISSA BAILEY LIVING TRUST DATED MAY 14, 2019, BY QUITCLAIM DEED FROM MELISSA M. BAILEY, MARRIED, OF RECORD IN INSTRUMENT NO. 20190517-0046803, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DATED MAY 14, 2019 AND RECORDED ON MAY 17, 2019.

This is Improved Property commonly known as: 8144 Poplar Creek Road, Nashville, TN 37221.

[Signatures to appear on the following page]

[Signature page of Quitclaim Deed]

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness my hand this the 25th day of April, 2025.

THE JEREMY AND MELISSA BAILEY LIVING TRUST DATED MAY 14, 2019

BY: _____
JEREMY A. BAILEY, TRUSTEE

BY: _____
MELISSA M. BAILEY, TRUSTEE

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Jeremy A. Bailey and Melissa M. Bailey, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the Trustees of The Jeremy And Melissa Bailey Living Trust Dated May 14, 2019, the within named bargainor, and that they as such Trustees executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by themselves as Trustees.

Witness my hand and official seal, this the 25th day of April, 2025.

_____
Notary Public
My Commission Expires:

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

Tennessee Certification of Electronic Document

I, Kelly Dorsey, 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 4-25-25 (date of document).

Kelly Dorsey
Affiant Signature

4-30-25
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 30 day of April, 2025.

Emilee Barrett
Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY'S SEAL

