Karen Johnson Davidson County
Batch # 1306206 DEEDQC
08/05/2025 02:40:56 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250805-0062200

This instrument prepared by:
Sheryl Guinn, Esq.
215 Second Ave. North, Suite 102
Nashville, TN 37201
615-248-2252
sherylguinnlawoffice@gmail.com

This Instrument is prepared based upon information provided by the parties. No title search was done in the preparation of this document. The preparer makes no representation as to the status of title or the accuracy of the legal description of the property shown herein.

QUITCLAIMDEED

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP&PARCEL
Cresa L. Bailey, Trustee	Same	Map: 92-4
1206 Jackson Street		Parcel 108
Nashville, TN 37208		

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value which ever is greater for this transfer is $1.00
Subscribed and sworn to before me this the 9 day of June, 2025.

Notary Public

Affiant-Cresa Alexine Leonard Bailey, Trustee

My commission expires 3-22-27

JOHN R. SIMMONS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

FOR AND IN CONSIDERATION of the sum of $1.00 Dollars and no/100, cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged Cresa Alexine Leonard Bailey is also known as Cresa L. Bailey. Cresa L. Bailey the grantor herein, does hereby Quitclaim and convey unto the Trustee Cresa Alexine Leonard Bailey of The Revocable Trust Cresa Alexine Leonard Bailey executed on September 11, 2024, the Grantee herein, their successors, heirs and assigns, all of his right, title interest in and to that certain real estate in Davidson County, Tennessee, as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 63 AND THE EASTERLY 33 FEET OF LOT NO. 62 ON THE PLAN OF THOMAS HARDING'S FIRST ADDITION AS OF RECORD IN PLAT BOOK 19, PAGE 241, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

SAID TRACT FRONTS 83 FEET ON JACKSON STREET AND EXTENDS BACK TO PARALLEL LINES 150 FEET TO THE REAR MEASURING 83 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO CRESSA BAILEY BY DEED OF RECORD IN BOOK 7015, PAGE 638, AND BOOK 7030, PAGE 345, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO CRESA L. BAILEY BY QUIT CLAIM DEED FROM CRESA L. BAILEY AND ELLEN Y. LEONARD-PUGH IN DOCUMENT NUMBER 20030818-0119318 SIGNED ON MAY 9, 2002, SAID REGISTER'S OFFICE.

THIS CONVEYANCE is made subject to any and all applicable restrictions, easements

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and building setback lines as are shown in the records of said county and all the estate, right, title and interest of the party of the First therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims therein to the said party of the Second, his/her/their heirs and assigns forever.

This is improved property known as 1206 Jackson Street, Nashville, TN 37208.

Witness, the said Grantor, Cresa L. Bailey, hereunder set its hand and seal this 9th day of June, 2025.

Cresa L. Bailey-Grantor
(also known as Cresa Akexine Leonard Bailey)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Cresa Leonard Bailey, a Notary Public of said county and state, the within named **Cresa L. Bailey also known as Cresa Alexine Leonard Bailey** with whom I am personally acquainted, or proven to meon the basis of satisfactory evidence) and who acknowledged that she executed the Quit Claim Deed for the purposes therein contained.

Witness my hand and official seal this 9 day of June, 2025.

Notary Public

My Commission Expires 3-22-27

JOHN R. SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY