This instrument prepared by:
Sheryl Guinn, Esq.
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Karen Johnson Davidson County
Batch # 1306206 DEEDQC
08/05/2025 02:40:56 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250805-0062201

This Instrument is prepared based upon information provided by the parties. No title searcl 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.

QUITCLAIM DEED

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP&PARCEL
Cresa Alexine Leonard Bailey, Trustee	Same	Map 92-06-621
1206 Jackson Street		Map & Parcel: 09206062100
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 DAVIDSON 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 Leonard 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. 18 on the Map of Buchi Subdivision of Lot No. 20 of NcNairy Subdivision, the Plan of which is of record in Book 421, Page 66 of the Register's Office for Davidson County, Tennessee.

Said Lot No. 18 fronts fifty feet on the west side of Foster Street, Nd extends back westwardly between parallel lines 153 1/3 feet, more or less to an alley in the rear.

Being the same property conveyed to Moses Leonard and wife, Cresa Leonard by deed from the Citizens Savings Bank & Trust Company of record in Book 1012, Page 181, Register's Office for Davidson County, Tennessee. Moses Leonard and wife Cresa Leonard having since did and leaving Grantors as their sole heirs at law as evidenced by an Affidavit of Inheritance of record as instrument# 20020816-0097595 Register's Office for Davidson County, Tennessee.

Being the same real property conveyed to Gloria Leonard McKinnie, Cresa Leonard Bailey and Moses S. Leonard, Jr. as joint tenants with right of survivorship by Quitclaim Deed from Ellen Leonard Pugh, Gloria Leonard McKinnie, Cresa Leonard Bailey, Moses S. Leonard, Jr.,

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and Prentice Leonard by and through their Trustee Carolyn Piphus of record in Instrument# 20020816-0099596, of said Register's Office

Being the same real property conveyed to Cresa Leonard Bailey as the sole surviving joint tenant with right of survivorshiop owner by Affidavit of Heirship of record in Instrument# 20250115-003341 signed on September 18, 2024

This is improved property without a structure known as 727 25th Avenue North, Nashville, TN.

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

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

Cresa Bailey

Cresa Leonard Bailey-Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

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

J R S

Notary Public

My Commission Expires 3-22-27

JOHN R. SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY