Karen Johnson
Batch # 1324574
09/22/2025 10 08 58 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20250922-0075437

This Instrument Prepared By:
Marshall & Associates, PLLC
Ellis H. Marshall, III
10574 Lebanon Road
Mt. Juliet, Tennessee 37122

FROM: Antoinette Baily

TO: Antoinette Baily and husband, David Scott Baily

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Nos.
David and Antoinette Baily 543 Bonerwood Drive Nashville, TN 37211	David and Antoinette Baily 543 Bonerwood Drive Nashville, TN 37211	Map 147-10-0 Parcel 174.00

STATE OF TENNESSEE)

COUNTY OF WILSON)

The actual consideration for this transfer is $0.00.

Antoinette Baily, Affiant

David Scott Baily, Affiant

Subscribed and sworn to under oath before me this 22 day of September, 2025.

Notary Public
My Commission Expires: 03/06/2027

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named, David Scott Baily, Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Antoinette Baily, Grantor, does hereby quitclaim, transfer and convey to Antoinette Baily and husband, David Scott Baily, all interest, right and ownership she may have to the following parcel of real estate located in Davidson County, Tennessee, as described in **Exhibit A**.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 22nd day of September, 2025.

Antoinette Baily

STATE OF TENNESSEE)

COUNTY OF WILSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Antoinette Baily, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom upon oath acknowledged herself to be Antoinette Baily, and whom upon further oath acknowledged that she executed the foregoing instrument for the purposes therein contained by signing her name.

Witness my hand and seal this the 22 day of September, 2025.

Notary Public

TENNESSEE NOTARY PUBLIC

My Commission Expires: 03/06/2027

EXHIBIT A

LAND in Davidson County, Tennessee, being Lot 46, Parkview Estates, Section Two, as shown on plat of record in Plat Book 3700, Page 87, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Dieter R. Instinski by Quitclaim Deed from Dieter R. Instinski and Georgia Instinski recorded on the 23rd day of January, 1985 in Deed Book 6479, Page 79, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to David S. Bally and wife, Antoinette Bally, by Warranty Deed from Dieter R. Instinski, Married, as recorded in Instrument No. 20051027-0129575, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Antoinette Baily by Quitclaim Deed from David Scott Baily recorded on the 30th day of May, 2013, as recorded in Instrument No. 20130530-0054565, Register's Office of Davidson County, Tennessee.

David S. Bally and wife, Antoinette Bally, being one and the same as David Scott Baily and wife, Antoinette Baily.

This conveyance is subject to any and all existing taxes, easements, and restrictions of record.

This Deed was created with information provided by Antoinette Baily, and without the aid of a title search.