Karen Johnson Davidson County
Batch# 1404823 DEEDQC
04/13/2026 01:48:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260413-0029926

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (BHS)
21 Platform Way South, Suite 3500
Nashville, Tennessee 37203

QUITCLAIM DEED

Address New Owners	Send Tax Bills To:	Map-Parcel Number
Bert J. Bailey and Kim H. Bailey, Co-Trustees Bailey Community Property Trust 114 Pembroke Avenue Nashville, TN 37205	Same	130-02-0-071.00 Davidson County

For good and valuable consideration, the receipt of which is hereby acknowledged, we, BERT J. BAILEY and KIM H. BAILEY (collectively the "Grantor"), hereby quitclaim and convey to BERT J. BAILEY and KIM H. BAILEY, as Co-Trustees of the BAILEY COMMUNITY PROPERTY TRUST, their successors in trust and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of our right, title and interest in that certain real property in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 92 and the southerly 35 feet of Lot 91 on the plan of Bransford Realty Company's Belle Meade Golf Links Subdivision of record in Book 421, page 95, Register's Office for said County.

Said Lot No. 92 and part of Lot 91 front 95 feet on the easterly margin of Pembroke Avenue and extends back between parallel lines 190 feet to a dead line in the rear.

Being the same property conveyed to Bert J. Bailey and Kim H. Bailey, from Kimbell Holder Bailey, by Quitclaim Deed dated April 8, 2026, of record in Instrument No. 20260410-0029104, and recorded on April 10, 2026, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

The above description is the same as in the prior deed.

This is improved property known as 114 Pembroke Avenue, Nashville, TN 37205.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 8 day of April, 2026.

BERT J. BAILEY

KIM H. BAILEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, BERT J. BAILEY and KIM H. BAILEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 8TH day of APRIL, 2026.

ANN ALLISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 9-7-26

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0

Affiant

Subscribed and sworn to before me, this 8TH day of APRIL, 2026.

ANN ALLISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 9-7-26

49761501.1

Tennessee Certification of Electronic Document

I, Lucretia Albert, 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 04-08-2026 (date of document).

Lucretia Albert
Affiant Signature

04/08/2026
Date

State of Tennessee

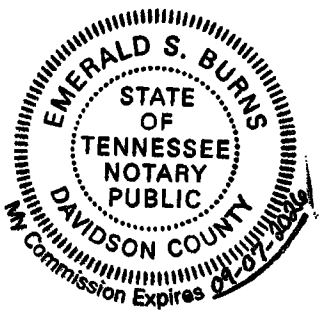
County of Davidson

Sworn to and subscribed before me this 08 day of April, 2026.

Emerald S. Burns
Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL



202604130029926