Bill Garrett Davidson County
Batch# 708 DEEDQC
09/14/2017 09:20:37 AM 8 pgs
Fees: $42.00 Taxes: $0.00

20170914-0093835

THIS DOCUMENT PREPARED BY:
Bryan Howard
2319 Crestmoor Road
Nashville, TN 37215
(615) 627-4444

BRYAN HOWARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration for this transfer is NONE.

Affiant

Subscribed and sworn to before me this 7th day of September, 2017.

Bryan Howard
Notary Public
My Commission Expires: _____

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
Lawrence J. Pass and Jan Baker Pass, Trustees 832 Glen Leven Dr. Nashville, TN 37204	SAME	019 11 0 146.00 082 07 0 383.00 082 07 0 389.00 092 01 0 104.00 105 01 0 565.00 105 01 0 567.00 105 02 0 501.00 105 05 0 085.00 105 14 0 028.00 132 06 0 026.00 113 06 0 093.00 133 01 0 333.00

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that Lawrence J. Pass and Jan Baker Pass, the Grantors, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the purpose of transferring their entire interest in the subject parcels of real property, hereby release, remise and quitclaim unto, Lawrence J. Pass and Jan Baker Pass, Trustees of the Pass

Tennessee Community Property Trust dated August 8, 2017, all right, title and interest of the Grantors in and to certain tracts or parcels of land in Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

The subject realty is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

WITNESS our hands on September 7, 2017.

LAWRENCE J. PASS

JAN BAKER PASS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAWRENCE J. PASS, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 7th day of September, 2017.

Notary Public

My Commission Expires: _____

BRYAN HOWARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAN BAKER PASS, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 7th day of September, 2017.

Bryan Howard
Notary Public

My Commission Expires:

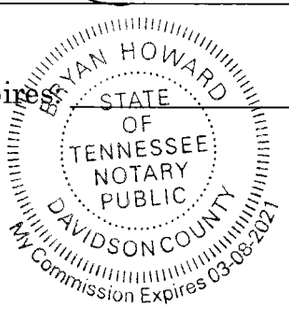


EXHIBIT A
Legal Description

Map & Parcel: 019 11 0 146.00

Land in Davidson County, Tennessee, being Lot Nos. 1109 and 1111, of Block 160, on the Map of West Nashville Plan No. 1 of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a complete description.

Being the same property conveyed to Christy W. Ivey, Trustee by Quitclaim Deed from Jan Pass and Minna Gioia; then from Christy W. Ivey, Trustee, to Jan Baker Pass and spouse, Lawrence J. Pass, dated December 21, 2015 and recorded on December 29, 2015, of record as Inst. No. 20151229-0130697, said Register's Office.

This is improved property known as 5204 Indiana Avenue, Nashville, TN 37209.

Map & Parcel: 082 07 0 383.00

Being that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot(s) 3, as shown on the map entitled the Plan of Arrington Heights, Section II, of record in Plat Book 3106, page 129, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lawrence J. Pass and Jan B. Pass, husband and wife, by Warranty Deed from Mirian Molina, of record in Instrument No. 20130715-0073094, dated July 11, 2013, said Register's Office.

This is improved property known as 705 Lischey Avenue, Nashville, TN 37207.

Map & Parcel: 082 07 0 389.00

Being that certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit

Being Lot No. 9 on the Plan of Arrington Heights, Section II, of record in Book 3106, Page 129, 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 Lawrence J. Pass and Jan B. Pass by deed from Wilson A. Molina, an unmarried man and Luis Inamagua, an unmarried man, of record in Instrument Number 20130501-0043544, Register's Office for Davidson County,-Tennessee.

This is improved property known as 717 Lischey Avenue, Nashville, TN 37207.

EXHIBIT A Continued

Map & Parcel: 092 01 0 104.00

Land in Davidson County, Tennessee being Lot No. 11 and the northerly part of Lot 12, Block 32, of the plan of unrecorded Plan of Midway.

Said Lot No. 11 and part of Lot 12, Block 32, front together 73.0 feet on the easterly side of 33rd Avenue N., and extend back between parallel lines 150.0 feet to an alley.

Being the same property conveyed to Christy W. Ivey, Trustee, by Quitclaim Deed from Minna Cook Gioia and Jane Baker Pass, then from Christy W. Ivey, Trustee, to Jan Baker Pass and spouse, Lawrence J. Pass, dated December 21, 2015 and recorded December 29, 2015 as Inst. No. 20151229-0130695, said Register's Office.

This is improved property known as: 1018 33rd Ave., N., Nashville, TN 37209.

Map & Parcel: 105 01 0 565.00

Land in Davidson County, Tennessee, being Lot 8, Edgehill Estates, Section Ninety-Seven, as shown on Plat of record in Plat Book 4675, page 148, in the Register's Office for Davidson County, Tennessee, to which Plan reference is made for a complete description.

Being the same property conveyed to Christy W. Ivey, Trustee, by Quitclaim Deed from Jan Baker Pass and Minna Cook Gioia, then from Christy W. Ivey, Trustee, to Jan Baker Pass and spouse, Lawrence J. Pass, dated December 21, 2015 and recorded on December 29, 2015 as Inst. No. 20151229-0130696, said Register's Office.

This is improved property known as: 1017 14th Avenue South, Nashville, TN 37212.

Map & Parcel: 105 01 0 567.00

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Edgehill Estates, Section 97, as of record in Book 4675, page 148, Register's Office for Davidson County, Tennessee, to which Plan reference made for a complete description.

Being the same property conveyed to Christy W. Ivey, Trustee, by Quitclaim Deed from Jan Baker Pass and Minna Cook Gioia, then from Christy W. Ivey, Trustee, to Jan Baker Pass and spouse, Lawrence J. Pass, dated December 21, 2015 and recorded on December 29, 2015 as Inst. No. 20151229-0130698, said Register's Office.

This is improved property known as: 1009 14th Avenue South, Nashville, TN 37212

EXHIBIT A Continued

Map & Parcel: 105 02 0 501.00

Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of Section 100, Edgehill Estates of record in Book 4860, page 25, Register's Office for said County.

Said Lot No. 53 fronts 51.5 feet on the southerly margin of Southside Drive and runs back between parallel lines 120.0 feet to a line in the rear with measures 51.5 feet thereon.

Being the same property conveyed to Christy W. Ivey, Trustee, by Quitclaim Deed from Jan Baker Pass and Minna Cook Gioia, then from Christy W. Ivey, Trustee, to Jan Baker Pass and spouse, Lawrence J. Pass, dated December 21, 2015 and recorded on December 29, 2015 as Inst. No. 20151229-0130700, said Register's Office.

This is improved property known as: 933 Southside Place, Nashville, TN 37203

Map & Parcel: 105 05 0 085.00

Land in Davidson County, Tennessee, being the southerly 30.6 feet of Lot No. 2 and the northerly 28 feet of Lot No. 3 of the Subdivision of Lot No. 40 in O.B. Hayes Plan of Large Lots, as of record in Book 148, page 433, Register's office for Davidson County, Tennessee.

Being the same property conveyed to Christy W. Ivey, Trustee, by Quitclaim Deed from Jan Baker Pass and Minna Cook Gioia, then from Christy W. Ivey, Trustee, to Jan Baker Pass and spouse, Lawrence J. Pass, dated December 21, 2015 and recorded on December 29, 2015 as Inst. No. 20151229-0130699, said Register's Office.

This is improved property known as: 1403 15th Avenue South, Nashville, TN 37212

Map & Parcel: 105 14 0 028.00

Land in Davidson County, Tennessee, being Lot No. 8 on the Map of Hirshburg's Subdivision of Lots 74 and 75 of the Waverly Plan as of record in Book 161, page 99, Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 50 feet on the northerly side of Glen Avenue and runs back between lines 200 feet to an alley on which it measures 40 feet.

Being the same property conveyed to Christy W. Ivey, Trustee, by Quitclaim Deed from Jan Baker Pass and Minna Cook Gioia, then from Christy W. Ivey, Trustee, to Jan Baker Pass and spouse, Lawrence J. Pass, dated December 21, 2015 and recorded on December 29, 2015 as Inst. No. 20151229-0130701, said Register's Office.

This is improved property known as: 848 Glen Avenue, Nashville, TN 37204.

EXHIBIT A Continued

Map & Parcel: 132 06 0 026.00

Being in the Seventh Civil District of Davidson County, Tennessee, being part of the old John Thompson Farm and parts of Lots Nos. 4 and 5 on the Plan of Mullen Lands. all of record in Minute Book I, page 102, Chancery Court at Nashville, described as follows:

BEGINNING at a point in the center of Glen Leven Road 15.8 feet south of the southwest corner of a tract of land conveyed to C.L. Turner and wife, by deed from Frank Womack and wife, as of record in Book 1218, page 390. Register's Office for Davidson County, Tennessee; thence north 82 degrees east 709 feet to a point, 12.5 feet south of the northeast corner of the tract of land conveyed to Currey L. Turner and wife, of record in Book 1258, page 331 and in the west line of the property conveyed to W. Frank Fessey and wife, by deed from James M. White. Guardian, and others, as of record in Book 1762, page 562; thence with the Fessey Line south 2 degrees east 238 feet to a point; thence south 82 degrees west 730 feet to a point in the center of Glen Leven Road; thence with the center of said road, north 4 degrees 30 minutes east 100 feet; north 2 degrees 30 minutes east 100 feet; thence north 1 degree 30 minutes east 38 feet to the point of beginning, containing 3.87 acres, more or less.

This conveyance is made subject to any and all zoning regulations, easements and rights of way for public utilities applicable to this property, restrictions of record in Book 560, page 550 and Book 1788, page 362, Register's Office for Davidson County. Tennessee.

Being the same property conveyed to Lawrence J. Pass and wife, Jan B. Pass, by deed from A.R. Ansaldo and wife, Elaine S. Ansaldo, dated April 19, 1990, of record in Book 8098, page 805, Register's Office for Davidson County, Tennessee.

This is improved property known as 832 Glen Leven Dr., Nashville, TN 37204-4316.

Map/Parcel: 113 06 0 093.00

Being that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Shady Park, of record in Plat Book 2330, page 88, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

And also conveyed without warranties of title is that portion of Alley No. 1931 and 1932, closed by Metropolitan Bill No. 080-202, lying to the rear of said lot No. 5.

Being the same property conveyed to LAWRENCE J. PASS and JAN BAKER PASS, by deed dated August 8, 2017, from JAN PASS, also known as JAN BAKER PASS, of record at Instrument No. 20170814-0083326, said Register's Office.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Book 2330, page 88, said Register's Office; and (c) Easements retained by the Metropolitan Government of Nashville and Davidson County by Bill No. 080-202, closing, vacating and abandoning a certain portion of Alley No. 1931 and 1932 between Sanford Avenue and Floral Drive.

This is improved property known as 3617 Floral Drive, Nashville, TN 37211.

EXHIBIT A Continued

Map/Parcel: 133 01 0 333.00

Land in Davidson County, Tennessee, being Lot 224, PLAN OF SUNRISE HEIGHTS ADDITION (ERRONEOUSLY REFERRED TO AS SUNRISE SUBDIVISION IN DEEDS IN CHAIN OF TITLE), as shown on plat of record in Plat Book 421, Page 2, 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 from Pass Brothers, LLC, by Quitclaim Deed to Lawrence J. Pass and wife, Jan Baker Pass, recorded at Instrument No. 20170815-0083464, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 224 Raymond Street, Nashville, Tennessee 37211.