Karen Johnson Davidson County
Batch# 232452 DEEDQC
05/21/2019 09:00:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20190521-0047695

This Instrument Prepared By:
Russell D. Gill, Attorney at Law
NOLENSVILLE LAW GROUP, PLLC
Post Office Box 8
Nolensville, TN 37135

PREPARER'S DISCLAIMER: This instrument is prepared based on information provided the Grantors named herein. The service provided is limited to the preparation of this instrument for recording purposes only. No title examination or other inspection was requested by the either party or performed by the preparer of this instrument.

Send Tax Bill Owners:
James G. Bass & Rita Bass
3830 Stevens Lane
Nashville TN. 37218

Parcel / Tax Map:
050 06 0 084.00

The actual consideration or value, whichever is greater, for these transfers is $0.00.

James G Bass
AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this the 15th day of May, 2019.

Russell D. Gill
NOTARY PUBLIC
My Commission Expires: 12-15-2021

RUSSELL D. GILL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-15-2021

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and zero/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, JAMES G. BASS and RITA BASS, do hereby Remise, Release, and Quitclaim to WENDY ERRANTON, as TRUSTEE, her successors and assigns, all right, title, and interest, in the improved property and parcel of land described on EXHIBIT A, attached hereto.

This conveyance is subject to any and all relevant easements of record, covenants, conditions, or restrictions and the like of record, zoning restrictions, and other matters of record or of law.

And now, I, the said WENDY ERRANTON, as TRUSTEE, for the express purpose of carrying out the intent of this conveyance, do hereby quitclaim all right, title, and interest, in the improved property and parcel of land described on EXHIBIT A, attached hereto, to JAMES G. BASS, RITA BASS, and JAMES D. BASS, as joint tenants.

This conveyance is subject to any and all relevant easements of record, covenants, conditions, or restrictions and the like of record, zoning restrictions, and other matters of record or of law.

IN WITNESS WHEREOF, the Grantors have each executed this Quitclaim Deed on this 15th day of May, 2019.

James G. Bass

JAMES G. BASS, Grantor

Rita Bass

RITA BASS, Grantor

Wendy Erranton

WENDY ERRANTON, as TRUSTEE, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for the said County and State, the within named JAMES G. BASS, the Grantor, with whom I am personally acquainted, or who proved his identity to me on the basis of satisfactory evidence, and who executed in my presence the foregoing Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 15th day of May, 2019.

Russell D. Gill
Notary Public
My Commission Expires: 12-15-2021

RUSSELL D. GILL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-15-2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for the said County and State, the within named RITA BASS, the Grantor, with whom I am personally acquainted, or who proved her identity to me on the basis of satisfactory evidence, and who executed in my presence the foregoing Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 15th day of May, 2019.

Russell D. Gill
Notary Public
My Commission Expires: _____

RUSSELL D. GILL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-15-2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for the said County and State, the within named WENDY ERRANTON, as Trustee, the Grantor, with whom I am personally acquainted, or who proved her identity to me on the basis of satisfactory evidence, and who executed in my presence the foregoing Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 15th day of May, 2019.

Russell D. Gill

Notary Public
My Commission Expires: 12-15-2021

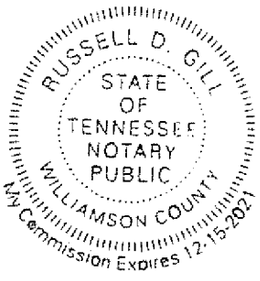


EXHIBIT A

Being Lot No. 9 on the Plan of Northbrook Subdivision, Phase 1, of record in Book 6900, Page 859, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

Being the same property conveyed to James G. Bass and Rita Bass by Special Warranty Deed filed January 8, 2013, as Instrument 20130108-0002335, in the Register's Office for Davidson County, Tennessee.

Commonly known as: 3833 Northbrook Drive, Nashville, TN. ~~37027~~ 37207

Certificate of Authenticity

I, Russell Gill, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Dickson

Personally appeared before me, Wendy Erranton, a notary public for this county and state, Russell Gill who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: Feb 7 2022

Notary's Seal (If on paper)

WENDY ERRANTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON

MY COMMISSION EXPIRES:
FEBRUARY 7, 2022