Karen Johnson Davidson County
Batch# 285284 DEEDQC
09/13/2019 10:14:53 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190913-0092880

PREPARED BY:
David Spragens
Guardianship and Trusts Corporation
95 White Bridge Rd. Suite 330
Nashville, TN 37205

CONSERVATOR'S QUITCLAIM DEED

Address of New Owner(s)	Send Tax Bills To:	Map and Parcel Numbers
Mamie Bass **1404 Mt. Olivet Road** **Hendersonville, TN 37075**	**Same**	**032-10-0-002.00**

Know all men by these presents that Guardianship and Trusts Corporation, as Conservator for Markeith Bass, for and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, hereby quitclaims and conveys to Mamie Bass any and all interest that it or Markeith Bass may have in the following property:

> Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Section II, Quail Ridge Subdivision, as of record in Book 6200, Page 467, Register's Office for Davidson County, Tennessee, to which said plat reference is hereby made for a more complete description.
>
> BEING the same property conveyed to The Conservatorship of Markeith Bass, Guardianship and Trusts Corp., Conservator, by deed from McClain Custom Builders, Inc., by deed of record in Instrument No. 20051215-0510545, Register's Office for Davidson County, Tennessee.

This is improved property known as 4600 Setter Court, Nashville, TN 37207.

Markeith Bass died on September 8, 2018. His estate was opened in the Probate Court for Davidson County, Tennessee in case number 18P-1811 on January 7, 2019. It appears that the sole heir of Markeith Bass is his mother, Mamie Bass. Title vested in Mamie Bass on the death of Markeith Bass pursuant to T.C.A. 31-2-103.

This instrument is exempted from the valuation oath pursuant to *Tennessee Code Annotated* § 67-4-409(a)(5).

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

This instrument was prepared based solely upon information supplied by the parties, no record search having been conducted to verify the property description or to determine ownership or status of title.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 29th day of August, 2019.

Guardianship & Trusts Corp., Conservator

By: Dora Mitchell

Printed Name: Dora Mitchell

Title: Executive Director

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Netta Mashburn, a Notary Public in and for said County and State, the within named, Dora Mitchell, Exec. Director of Guardianship & Trusts Corp., Conservator for Markeith Bass, the Bargainor, 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 at Nashville, Tennessee, this 29th day of August, 2019.

Notary Public

My Commission Expires: March 7, 2023

NETTA MASHBURN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires March 7, 2023