Karen Johnson Davidson County
Batch# 421929 DEEDQC
06/22/2020 11:02:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200622-0066488

PREPARED BY:
Compass Land Title
278 Franklin Road, Suite 190
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value,
whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me
this 11 day of JUNE, 2020.

NOTARY PUBLIC
My Commission Expires: 08-28-2026

SARAH M. KINGSBURY
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires On
August 28, 2026

ADDRESS OF NEW OWNER:
Daniel Bache, et al.
716 Allen Pass
Madison, TN 37115

SEND TAX BILLS TO:
New Owner

Map & Parcel: 052160024.00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Daniel Bache and Jane Bache, husband and wife,** Grantor, does hereby quitclaim and convey all of the undivided right, title and interest to the hereinafter described property to **Daniel Bache and wife, Jane Bache and Emily Bache as tenants in common with right of survivorship,** Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Marlin Meadows, Section No. 4 of record in Plat Book 2133, Page 67, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 14 fronts 100 feet on the Northwesterly side of Allen Pass, and runs back 224.3 feet on the Northeasterly line and 223.9 feet on the Southwesterly line to a dead line in the rear, measuring 100 feet thereon.

Being the same property conveyed to Daniel Bache and Jane Bache, husband and wife by Warranty Deed from Charles R. Mason and wife, Anna Mason of Record in Instrument No. 20171129-0121854, Registers Office for Davidson County Tennessee.

This is real property commonly known as 716 Allen Pass Madison, Tennessee 37115.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 11 day of June, 2020.

Daniel Bache

Jane Bache

STATE OF Massachusetts

COUNTY OF Middlesex

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Daniel Bache and Jane Bache**, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 11 day of JUNE, 2020.

Notary Public

My Commission Expires:

SARAH M. KINGSBURY
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires On
August 28, 2026

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY