QUITCLAIM DEED	**Based on the information provided by the parties. No title search has been performed and no warranties either express or implied are made regarding the condition of the title.**

Karen Johnson Davidson County
Batch# 542873 DEEDQC
12/28/2020 02:11:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20201228-0153681

THIS INSTRUMENT WAS PREPARED BY:
Manson Johnson Conner, PLLC, 215 2nd Ave North, Nashville, TN 37201

Address of New Owners	**Send Tax Bills To**	**Map-Parcel Nos.**
Bryant Bashaw, Sr. **3869 Augusta Drive** **Nashville, TN 37207**	**Bryant Bashaw, St.** **3869 Augusta Drive** **Nashville, TN 37207**	**059 11 0 090.00**

THIS INDENTURE, Made the 22nd day of December, 2020, between **Bryant Bashaw, Sr, a widower; Bryant Bashaw, Jr. ,unmarried; Pamela S. Bryson, married; and Ashonda J. Bashaw, unmarried all the heirs at law of Lucille Bashaw, deceased, as party or parties,** hereinafter called Grantors, **to Richard Manson, Trustee,** hereinafter called the Grantee, **to create a Life Estate interest in Bryant Bashaw, Sr. with the remainder to Bryant Bashaw, Jr, Pamela S. Bryson and Ashonda J. Bashaw,**(the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits),

WITNESSETH: That Grantors for and in consideration of ten dollars, the receipt of which is hereby acknowledged, has bargained, sold, and does by these present bargain sell, remise, release, and forever quitclaim to Grantee, all of their rights, titles and interests in said property, with respect to all of Grantors' titles, interests, claims or demands which the Grantors have or may have had in and to the following described properties located in **Davidson County, Tennessee**, to-wit:

"Exhibit A"

AND NOW, I, the said **Richard Manson, Trustee**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey a Life Estate interest in Bryant Bashaw, Sr with the remainder to Bryant Bashaw, Jr, Pamela S. Bryson and Ashonda J. Bashaw their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, the Grantors have signed and sealed this deed, the day and year above written.

Signed, sealed and delivered by Grantor,

Bryant Bashaw, Sr

Bryant Bashaw, Jr

Pamela S. Bryson

Willie Bryson

Ashonda J. Bashaw

Richard Manson, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $10.00

AFFIANT

Notary Public

My Commission Expires: 05-03-2021

ANDRE P. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 22nd day of December, 2020, before me personally appeared, Bryant Bashaw, Sr, Bryant Bashaw, Jr, Pamela S. Bryson, Willie Bryson and Ashonda J. Bashaw to me known, or proved to me on the basis of satisfactory evidence to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on this 22nd day of December, 2020.

Notary Public
My Commission Expires:

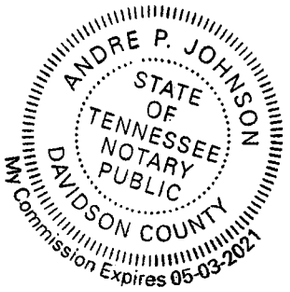
RICHARD MANSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public for said County and State, the within named Richard Manson, Trustee, 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 and official seal at Brentwood, Tennessee this 22nd day of December 2020.

Commission expires:



Notary Public

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 462 on the Plan of Haynes Manor, Section 3, of record in Book 4175, Page 11, Register's Office for Davidson County, Tennessee.

Said Lot No. 462 fronts 75.0 feet on the northwesterly margin of Augusta Drive and extends back between lines measuring 157.4 feet on the southwesterly side and 175.5 feet on the northeasterly side, the altter line being a broken line, to a dead line in the rar on which it measures 40.9 feet.

Being the same protery conveyed to Lucille Bashaw by Warrenty Deed of Record in Deed Book 11715 , Page 726, Register's Office for Davidson County, Tennessee. The said Lucille Bashaw having since died.

This improved property is known as **3869 Augusta Drive, Nashville, TN 37207.**

Certificate of Authenticity

I, Jennifer Chandler- Cole 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 DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler- Cole 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:_____

