Karen Johnson Davidson County
Batch# 543246 DEEDQC
12/29/2020 12:33:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20201229-0154167

THIS INSTRUMENT PREPARED BY:
BASS BERRY & SIMS PLC (EWB)
150 Third Avenue South, Suite 2800
Nashville, TN 37201

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map Parcel Numbers:
Margaret G. Bass, Trustee EWB Family 2020 SLAT c/o E. Warner Bass 150 3rd Avenue South, Suite 2800 Nashville, TN 37201	SAME	08209004900

FOR AND IN CONSIDERATION of ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, E. Warner Bass ("Grantor") by these presents does hereby quitclaim and convey unto Margaret G. Bass, Trustee of the EWB Family 2020 SLAT, a Trust created pursuant to the laws of Tennessee ("Grantee"), her successors and assigns, all of Grantor's right, title and interest in and to the real property described on Exhibit A attached hereto.

The source of this description is the prior deed of record as Document No. 20160119-0005191, Register's Office of Davidson County, Tennessee..

This is improved property known as: 1329 6th Avenue North, Nashville, TN 37208.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 28th day of December, 2020, to be effective December 31, 2020.

E. Warner Bass

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

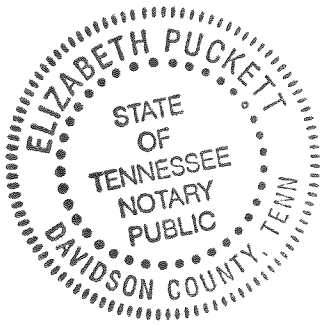
Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, E. WARNER BASS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of December, 2020.

Elizabeth Puckett
Notary Public

My Commission Expires:

7/3/23



STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

E Warner Bass
Affiant

Subscribed and sworn to before me this 28th day of December, 2020.

Elizabeth Puckett
Notary Public

My Commission Expires:

7/3/23

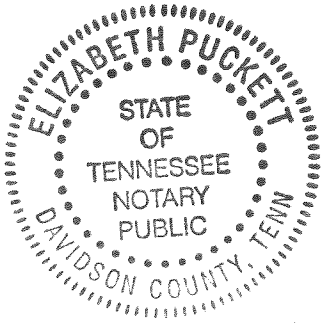


EXHIBIT A

[Description of Land]

29514755.1

EXHIBIT "A"

LEGAL DESCRIPTION

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lots 32, 34, 36 and the northerly half of 30 on the North Nashville Plan, as of record in Plat Book 21, Page 105, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows;

Beginning at a pk nail set at the intersection of the southerly right-of-way line of Taylor Street, 40 feet in width and the westerly right-of-way line of 6th Avenue North, 49.5 feet;

Thence leaving the southerly right-of-way line of Taylor Street, with the westerly right-of-way line of 6th Avenue North, South 26 deg 53 min 12 sec East, 189.95 feet to an iron rod set at a corner common with the property of James R. & Kathy Jo C. Duncan, as of record in Instrument Number: 20060130-0011291, at the Register's Office for Davidson County, Tennessee;

Thence leaving the westerly right-of-way line of 6th Avenue North, with the northerly property line of James R. & Kathy Jo C. Duncan, South 63 deg 04 min 14 sec West, 175.75 feet to an iron rod set in the easterly right-of-way line of an unnumbered alley, 17.0 feet in measured field width;

Thence with the easterly right-of-way line of said unnumbered alley, North 27 deg 27 min 57 sec West, 186.62 feet to a pk nail set at the intersection with the southerly right-of-way line of Taylor Street;

Thence leaving the easterly right-of-way line of said unnumbered alley with the southerly right-of-way line of Taylor Street North 61 deg 39 min 42 sec East, 177.67 feet to the POINT OF BEGINNING. Containing 33,270 square feet or 0.764 acres more or less.

Being the same property conveyed to E. Warner Bass, a special Warranty Deed of Record at Instrument No. 20160119-00005191, Register's Office of Davidson County, Tennessee.

29515386.v1

True Copy Certification

I, Aubrey Burns, 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.

Aubrey Burns
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Lucretia Albert, a notary public for this county and state, Aubrey Burns who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lucretia Albert
Notary's Signature

My Commission Expires: 1-3-23
Notary Seal (if on paper)

