Karen Johnson Davidson County
Batch# 833672 DEEDQC
04/04/2022 08:37:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220404-0038337

Address New Owner As:	Send Tax Bills To:	Map-Parcel Number
Maurice Edward Bessire, Successor Trustee of The Joan Bessire Revocable Trust Michael Bessire, II 5604 Upton Ln Nashville, TN 37209	New Owner	102-07-0-129.00

THIS INSTRUMENT PREPARED BY:
Momentum Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, Tennessee 37203

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 08-27-2022

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

Katherine Warren
Affiant

Subscribed and sworn to before me, this the 23 day of March, 2022.

Notary Public

My Commission Expires: 8/27/22
(Affix Seal)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Michael Bessire, II**, hereinafter referred to as the Grantor, has bargained and sold, and by these presents does transfer and quitclaim unto **Maurice Edward Bessire, Successor Trustee of the Joan Bessire Revocable Trust dated December 20, 2017 and Michael Bessire, II**, hereinafter referred to as the Grantees, and Grantees' successors and assigns, all of Grantor's interest in and to a certain tract or parcel of land in Davison County, Tennessee, described as follows:

Being part of Lot 2 on the plan of Lot 2, Charlotte Park, Section 26 and Lot 1, Beacon Square, Section 1, as shown on plat of record in Plat Book 11700, Page 34, in the Register's Office for Davdson County, Tennessee, and being more particularly described as follows:

TRACT TWO:
Commencing at an existing concrete monument in the northeasterly margin of Upton Lane at the common corners of redefined Lot Nos. 1 and 2, said lots being further described on a Final Subdivision Plat entitled Lot 2, Charlotte Park, Section 26, Lot 1, Beacon Square, Section 1, as prepared by Daniels & Associates, Public Land Surveyors, dated August 30, 1999, of record in Plat Book 1170, Page 34, Register's Office for Davidson County, Tennessee, thence North 56 deg. 42 min. 19 sec. East 99.85 feet to an existing concrete monument, said concrete monument the POINT OF BEGINNING for the real property herein described;

Thence, North 07 deg. 30 min. 36 sec. East 76.32 feet to an existing concrete monument;

Thence North 41 deg. 58 min. 41 sec. West 50.45 feet to an existing concrete monument;

Thence, North 48 deg. 07 min. 37 sec. East, passing an iron rod, 169.03 feet from said existing concrete monument, a total distance of 255.03 feet to the approximate centerline of a creek;

Thence, with the centerline of said creek, Southeasterly approximately 146.25 feet to the point of intersection of the centerline of said creek and the northeasterly extension of the new common line between said Lot Nos. 1 and 2;

Thence, South 56 deg. 42 min. 19 sec. West, passing two iron rods, the first being approximately 41 feet from said intersection and the second being approximately 137.14 feet from said intersection, a total distance of approximately 282.14 feet to that concrete monument being the POINT OF BEGINNING of the4 tract conveyed herein.

Being the same property conveyed to Michael Bessire, II and Joan Bessire, as tenants in common with the right of survivorship, by Quitclaim Deed from Joan Bessire, of record in Instrument No. 20200129-0010598, in the Register's Office for Davidson County, Tennessee, dated January 29, 2020 and recorded on January 29, 2020. Joan Bessire having since died on November 7, 2021, the said property vesting at her death in Michael Bessire, II as the surviving tenant in common with right of survivorship.

Being the same property conveyed to Frank E. Bessire and wife, Joan Bessire, by Quitclaim Deed from Haudie Spencer, a widow, of record in Instrument No. 20001122-0115331, in the Register's Office for Davidson County, Tennessee, dated November 21, 2000 and recorded on November 22, 2000. Frank E. Bessire having since died on November 29, 2017, the said property vesting at this death in Joan Bessire as the surviving tenant by the entirety.

Being part of the same property conveyed to Kenneth C. Spencer and wife, Haudie M. Spencer, by Warranty Deed from Howard J. C. Anderson and wife, Jacqueline R. Anderson, of record in Book 5381, Page 320, in the Register's Office for Davidson County, Tennessee, dated January 2, 1979 and recorded on January 3, 1979. Kenneth C. Spencer died on September 13, 1997, the said property vesting at this death in Haudie M. Spencer as the surviving tenant by the entirety.

This is improved property known as: **6504 Upton Lane, Tract Two, Nashville, TN 37209.**

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

This instrument was prepared from information supplied by the Grantors and Grantees. No title examination, survey, or settlement has been performed and Momentum Title, LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

IN WITNESS WHEREOF, this instrument has been executed this the 23 day of March, 2022.

GRANTOR:

Michael Bessire, II

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Michael Bessire, II, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

IN WITNESS WHEREOF, this the 23 day of March, 2022.

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 08-27-2022

Notary Public
My Commission Expires: 8/27/22

Certificate of Authenticity

I, **HADLEY ROPER**, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on March 23, 2022.

Hadley Roper
Affiant Signature

03/23/22
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 03/23/22.

Notary's Signature

My Commission Expires: **10/23/2023**

Notary's Seal