Karen Johnson Davidson County
Batch# 833672 DEEDQC
04/04/2022 08:37:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220404-0038338

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	102-07-0-064.00

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, **Maurice Edward Bessire, Successor Trustee of the Joan Bessire Revocable Trust dated December 20, 2017**, 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 ONE: Land in Davidson County, Tennessee, being Lot No. 2 on the plan of Charlotte Park, Section 26, as of record in Book 3700, Page 91, Register's Office for said County.

Said Lot No. 2 fronts 85.62 feet on the northeasterly side of Upton Lane and extends back 150 feet on the northwesterly line and 99.85 feet on the southeasterly line to a deadline in the rear, which is a broken line measuring 126.21 feet thereon.

Being the same property devised to the Joan Bessire Revocable Trust by the Last Will and Testament of Joan Bessire, in Instrument No. 20220202-0012239, in the Register's Office for Davidson County, Tennessee, dated December 20, 2017 and recorded on February 2, 2022.

And being the same property conveyed to Frank E. Bessire and wife, Joan Bessire, by Warranty Deed from James M. Gunter and Billy H. Teal, a partnership, of record in Book 5271, Page 968, in the Register's Office for Davidson County, Tennessee, dated April 7, 1978 and recorded on April 11, 1978. Frank E. Bessire died on November 29, 2017, the said property vesting at this death in Joan Bessire as the surviving tenant by the entirety. The said Joan Bessire died on November 7, 2021. The property was devised to and vested in the Joan Bessire Revocable Trust dated December 20, 2017 per the terms of the Last Will and Testament for Joan Bessire. Maurice Edward Bessire executes this instrument as the Successor Trustee of the Joan Bessire Revocable Trust dated December 20. 2017.

This is improved property known as: **6504 Upton Lane, Tract One, 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:

The Joan Bessire Revocable Trust dated December 20, 2017

By: Maurice Edward Bessire

Maurice Edward Bessire, Successor Trustee

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 Maurice Edward Bessire, Successor Trustee of the Joan Bessire Revocable Trust dated December 20, 2017, with whom I am personally acquainted, and who acknowledged that he executed the within instrument in the capacity and 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