Karen Johnson Davidson County
Batch# 866901 DEEDQC
06/03/2022 09:14:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220603-0064074

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

Address of New Owner(s)	Send Tax Bills To:	Parcel ID Number(s)
Elizabeth S. Bass Family Trust James O. Bass, Jr., Trustee 4400 Herbert Place Nashville, TN 37215	New Owner	Map: 130-14 Parcel: 37 Davidson County

EXECUTOR'S QUITCLAIM DEED

Recitals

Elizabeth S. Bass (the "Decedent") died testate on July 26, 2021, leaving a Last Will and Testament dated November 24, 2003 (the "Will"), which has been probated and properly recorded under Docket No. 21P-1754 in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division). James O. Bass, Jr. is the duly qualified and acting Executor of the estate of Elizabeth S. Bass, who owned the real property described below (the "Property"). Under the Will, the Property passes to James O. Bass, Jr., as Trustee of the Elizabeth S. Bass Family Trust.

Now, therefore, for and in consideration of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, James O. Bass, Jr., in his capacity as Executor of the estate of Elizabeth S. Bass, does hereby quitclaim and convey unto James O. Bass, Jr., as Trustee of the Elizabeth S. Bass Family Trust, his successors in trust and assigns, with full power to convey, sell, assign, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary, all of his right, title and interest as Executor in and to the Property, which is located in Davidson County, Tennessee and described on Exhibit A hereto.

This is improved property known as 4400 Herbert Place, Nashville, TN 37215.

The description herein is the same as that contained in the prior deed.

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

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 30th day of May, 2022.

James O. Bass, Jr., Executor of the Estate of Elizabeth S. Bass

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, James O. Bass, Jr., the within named bargainor, Executor, 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 30th day of May, 2022.

Notary Public

My Commission Expires
7-9-2024

BLAINE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires July 9, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this 30th day of May, 2022.

Notary Public

My Commission Expires:
7-9-2024

BLAINE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires July 9, 2024

EXHIBIT A

Land in Davidson County, Tennessee, being lot No. 18 on the Plan of Belle Meade Block 3, Section 10, as of record in book 3300, pages 41 and 42, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the northerly margin of Herbert Place at the corner of lots 17 and 18; thence with the line between said two lots northerly 301.5 feet to a point; thence with the line between lots 16 and 18 northeasterly 78.2 feet to a point; thence easterly 21.4 feet to a concrete monument; thence northeasterly 105.0 feet to a concrete monument; thence southeasterly 161.2 feet to the westerly margin of Chancery South; thence with the westerly margin of Chancery South, southerly 51.4 feet to a concrete monument; thence with the westerly margin of Chancery South, southerly 319.8 feet to the beginning of a curve; thence around said curve which has a radius of 25.0 feet southwesterly 42.7 feet to the northerly margin of Herbert Place; thence with the northerly margin of Herbert Place, westerly 153.2 feet to the beginning.

Being the same property conveyed to Elizabeth S. Bass by Quitclaim Deed from James O. Bass, Jr., of record in Instrument 20031126-0172009, said Register's Office of Davidson County, Tennessee, dated November 24, 2003.

33001791.2

Certificate of Authenticity

I, Lucretia Albert, do hereby make oath that I am a licensed attorney and/or 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 May 30, 2021.

Date

Lucretia Albert

Affiant Signature

05/31/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31 day of May, 2022.

Aubrey D. Burns

Notary's Signature

My Commission Expires: 09-06-2022

Date

Notary's Seal (if on paper)

AUBREY D. BURNS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

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