This instrument prepared by:
Jackson M. Welch, Jr., Esq.
Hartzog & Silva, PLLC
123 Fifth Avenue North
Franklin, Tennessee 37064

Karen Johnson Davidson County
Batch# 890660 DEEDQC
07/19/2022 08:01:11 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220719-0082288

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Sandy McCollum
Affiant

Subscribed and sworn before me on this 7 day of May, 2022.

Notary Public
My Commission expires: 2-4-23.

Stephanie A. Glenn
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:
Caitlin M. Bass
2065 Traemoor Village Drive
Nashville, TN 37029

Send Tax Bills To:
Same as New Owner

Map-Parcel:
114-07-0A, 23.00-CO

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any persons or entities as to the accuracy or correctness of the information contained herein including, without limitation, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein, or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local tax consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent," or in any capacity other than drafter of this instrument.

QUITCLAIM DEED

For and in consideration of the sum of Ten and NO/100 dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **SCOTT BASS** ("Grantor") does hereby grant, transfer, release, remise and forever quitclaim unto **CAITLIN M. BASS**, ("Grantee"), her heirs, and assigns, forever, his entire right, title, and interest in and to a certain tract of land situated in Davidson County, Tennessee, with said tract of land being more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 23 on the Plan of Townhomes of Traemoor Village, as established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 200070323-0035561; amended and restated in Instrument No. 20080318-0027145, and as shown as an Exhibit Plan to the amendment in Instrument No. 20080808-0081934, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Caitlin M. Bass, unmarried woman, and Scott Bass, individual, as tenants in common with right of survivorship, by Warranty Deed of record as Instrument Number 20180430-0040423, Register's Office for Davidson County, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

IN WITNESS WHEREOF, this instrument is hereby executed this 29 day of April, 2022.

GRANTOR:

Scott Bass

STATE OF FLORIDA
COUNTY OF WALTON

The foregoing instrument was acknowledged before me, by means of physical presence this 29th day of April 29, 2022 by Scott Bass who produced a Florida Driver's license as proof of identity.

Notary Public
My Commission Expires:

MATTHEW PAUL JONES
MY COMMISSION # HH 188399
EXPIRES: October 18, 2025