Karen Johnson Davidson County
Batch# 920191 DEEDQC
09/22/2022 10:44:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220922-0105371

THIS INSTRUMENT PREPARED BY: **Alice M. Bohannon, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Leslie McKinney Bass Affiant Subscribed and sworn to before me, this 20th day of September, 2022. Alice M. Bohannon Notary Public My Commission Expires:

ALICE M. BOHANNON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers:
Leslie McKinney Bass, Trustee 3502 A Hillsdale Avenue Nashville, Tennessee 37205	SAME	104 05 0N 001.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Leslie McKinney Bass, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real

property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Leslie McKinney Bass, Trustee of the Leslie McKinney Bass Living Trust,** established by the Revocable Trust Agreement of Leslie McKinney Bass dated September 20, 2022, as amended and restated from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS my hand this 20th day of September, 2022.

Leslie McKinney Bass

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leslie McKinney Bass, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 20th day of September, 2022.

My Commission Expires: _____

ALICE M. BOHANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee and being Unit "A" in the Declaration of Covenants, Conditions and Restrictions for Homes at 3502 Hillsdale Avenue, a Horizontal Property Regime with Private Elements as of record in Instrument No. 20150327-00269522 and corrected in Instrument No. 20160531-0054320 in the Davidson County Register's of Deeds Office, which is incorporated herein by reference for a more complete property description. Said Units are a portion of Lot No. 2 on the Plan of Wrenwood, as of record in Book 1130, Page 55, Register's Office for Davidson County, Tennessee.

Included herewith is an undivided interest in the common elements of the Homes at 3502 Hillsdale Avenue Horizontal Property Regime as set forth in the homeowners' association charter and by-laws.

Being the same property conveyed to Leslie McKinney Bass by deed of record in Instrument No. 20160606-0056700, Register's Office of Davidson County, Tennessee.

This is improved property known as 3502 A Hillsdale Avenue, Nashville, Tennessee 37205.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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 September 20, 2022

September 20, 2022
Date

Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 20th day of September, 2022.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

