Karen Johnson Davidson County
Batch# 937991 DEEDQC
11/04/2022 11:21:51 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20221104-0119117

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QUITCLAIM DEED

Property Owner: Reita & James Bass

Parcel Identification No: 04800019300

Prepared By: Reita Bass
3830 Stevens Lane Nashville , Tennessee 37218

After Recording, Return Deed To: Reita Bass
3830 Stevens Lane Nashville, Tennessee 37218

Mail All Real Estate Tax Statements To: Reita Bass
3830 Stevens Lane Nashville, Tennessee 37218

State of Tennessee

Davidson County

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar ($1.00) and other good or valuable consideration, if any, in hand paid to the "Grantor(s)" known as:

James Bass and Reita Bass, a married couple, residing at 3830 Stevens Lane, Nashville, Tennessee, 37218.

The receipt whereof is hereby acknowledged, the undersigned hereby remises, releases, and quit claims to Reita Bass, a married individual, residing at 3830 Stevens Lane, Nashville, Tennessee, 37218 (hereinafter the "Grantee(s)"), all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to-wit:

#04800019300
Property Tax Details for Map And Parcel/Account (2022) #04800019300
General Information
Bill #48526

Property:3830 STEVENS LN
Owner:BASS, JAMES G. ET UX
Mailing Address:3830 STEVENS LN
NASHVILLE, TN 37218
Control Map:
Group:
Parcel:193.00
P/I:R
S/I:0
City Code:518 NASHVILLE
Appraisal Information
Appraisal Year:2021
Land Value:134,500.00
Improvement Value:283,600.00
Personal Property Value:0.00
Total Property Value:418,100.00
Tax Information
Appraised Property Value:418,100.00
Taxable Property:x 25%
Assessed Taxable Value:104,525.00

2022 Tax Rate:2.92200(%)
2022 Tax Levy:3,054.23
Interest:0.00(+)
Existing Payments:0.00(-)
State Relief:0.00(-)
County Relief:0.00(-)
Balance Due:3054.23

TO HAVE AND TO HOLD, all and singular the described property, together with the tenements, hereditaments, and appurtenances belonging, or in anywise appertaining thereto, unto the Grantee(s), and their heirs and assigns forever. RB

IN WITNESS WHEREOF, the Grantor(s) has duly executed this Quit Claim Deed as of November 4 2022.

Grantor's Signature James G Bass Date November 4 2022
Print Name: James Bass
Address: 3830 Stevens Lane, Nashville, Tennessee, 37218

Grantor's Signature Rita J. Bass Date November 4 2022

Print Name: Reita Bass
Address: 3830 Stevens Lane, Nashville, Tennessee, 37218

NOTARY ACKNOWLEDGMENT

State of Tennessee

County of Davidson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James and Reita Bass whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 4th day of November, 2022.

Mia T. Jackson-Gordon (SEAL)

Notary Public

My Commission Expires: May 9, 2023

MIA JACKSON-GORDON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, or we, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer is One Dollar ($1.00).

Affiant's Signature Reita J. Bass

State of Tennessee

County of Davidson

Subscribed and sworn before me this 4th day of November, 2022.

Mia T. Jackson-Gordon

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 1.00 Reita Bass, Affiant
Subscribed and sworn before me this the
4 Day of November, 2022.
Bradley, Deputy Register

BOOK 10302 PG 842

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Reita Bass
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF December, 19 96

Rosena C. Cook
Notary Public

MY COMMISSION EXPIRES: November 28, 1998
(AFFIX SEAL)

N1196-998L

THIS INSTRUMENT WAS PREPARED BY
SECURITY ESCROW & TITLE CO., 1005 8th Avenue South, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James G. Bass (NAME)	SUNTRUST BANK, NASHVILLE, N.A. (NAME)	MAP 48
3830 Stevens Lane (ADDRESS)	201 Fourth Avenue, North (ADDRESS)	PARCEL 193
Nashville, Tennessee 37218 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Gary L. Flick and wife, Monica Flick

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James G. Bass and wife, Reita J. Bass

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING all of Lot No. 1, John W. Burton, Jr. et ux, Carolyn Jean Burton Subdivision, as shown by plat and survey of record in Plat Book 7900, Page 666, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being part of the same property conveyed to Gary L. Flick by Order for Default Judgments in the Probate Court for Davidson County, Tennessee of record in Book 10260, Page 186, Register's Office for said County.

Monica Flick, wife of Gary L. Flick, joins in this conveyance to convey any and all rights she may have in this property.

This Conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

unimproved ( )
This is improved (X) property, known as 3830 Stevens Lane, Nashville, Tennessee 37218
(House Number) (Street) (P.O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 23rd day of December 19 96

Gary L. Flick

Monica Flick