Karen Johnson Davidson County
Batch# 966126 DEEDQC
02/01/2023 08:13:25 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230201-0007290

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY The Higgins Firm, 525 4th Avenue South, Nashville, TN 37210 (615) 353-0930		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: **Ian Y. Bass** **Aslan Court** **Nashville, TN 37221**	SEND TAX BILLS TO: **SAME**	MAP-PARCEL NUMBERS: **127-00-0-199.00**

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEE and other good and valuable consideration, the receipt of which is acknowledged,

IAN Y. BASS, SUCCESSOR TRUSTEE OF THE JAMES AND BEVERLY BASS LIVING TRUST DATED JANUARY 19, 2017

HEREINAFTER called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto

IAN Y. BASS

HEREINAFTER called the GRANTEE, his heirs and assigns, all right, title, and interest in a certain tract or parcel of land in **Davidson County**, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 9 on the plan of Saddle Ridge, Section One, of record in Book 5800, page 4, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to James Inman Bass and wife Beverly Gilbert Bass by quitclaim deed from James Inman Bass, married, of record in Instrument No. 20200723-0081077, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to James Inman Bass and Beverly Gilbert Bass, as Co-Trustees of the James and Beverly Bass Living Trust Dated January 19, 2017, of record in Instrument No. 20210924-0128421, Register's Office for Davidson County, Tennessee.

James Inman Bass and Beverly Gilbert Bass both having passed away, Ian Y. Bass became Successor Trustee of the James and Beverly Bass Living Trust Dated January 19, 2017. See Certificate of Trust attached as ***Exhibit A***.

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

This is improved property known as **7804 Aslan Court, Nashville, TN 37221.**

WITNESS MY HAND this the 26th day of January, 2023,

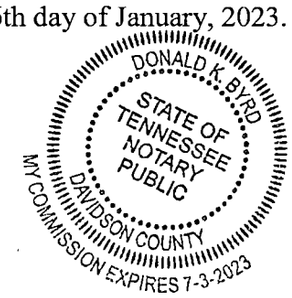
Ian Y. Bass, Trustee

Ian Y. Bass, Trustee of the
James and Beverly Bass Living Trust
u/a/d January 19, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **Ian Y. Bass, Trustee,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 26th day of January, 2023.



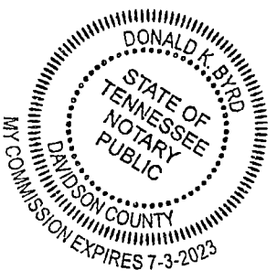
NOTARY PUBLIC
My Commission Expires: 7-3-23

AFFIDAVIT

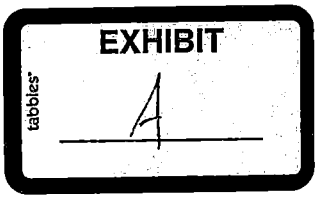
I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $-0-.

AFFIANT

Sworn to and subscribed to before me this 26th day of January, 2023.



NOTARY PUBLIC
My Commission Expires: 7-3-23



THIS DOCUMENT PREPARED BY:

Donald K. Byrd, Esq.
The Higgins Firm, PLLC
525 4th Avenue South
Nashville, Tennessee
(615) 353-0930

CERTIFICATE OF TRUST

THE JAMES AND BEVERLY BASS LIVING TRUST

The undersigned Co-Trustees, pursuant to Tennessee Code Annotated Section 35-15-1013, declare under oath that the following is a summary of the information and provisions contained in, and is intended to serve as evidence of the existence and validity of, a certain revocable trust called The James and Beverly Bass Living Trust (the "Trust").

1. **Existence of Trust.** The Trust is currently in existence. The Trust came into existence by a certain Revocable Trust Agreement executed on January 19, 2017.

2. **Trustors, Currently Acting Co-Trustees, and Successor Trustee.** The Trustors are James Inman Bass and Beverly Gilbert Bass. The Currently Acting Co-Trustees are James Inman Bass and Beverly Gilbert Bass. The Successor Trustees, in order of service, are: Ian Yahn Bass as sole successor Trustee; and Gilbert Freeman Bass and Jaman Inmes Bass as successor Co-Trustees.

3. **Administrative and/or Managerial Powers of Trustee.** The Trust grants to the Trustee all of the powers that a Trustee may exercise under the applicable laws of the State of Tennessee, including but not limited to the powers granted in the Uniform Trust Code as adopted in Tennessee and any other powers granted in Title 35 of the Tennessee Code.

4. **Revocability.** The Trust is revocable. The persons having the power to revoke the Trust are the Trustors.

5. **Signature Authority of Multiple Trustees.** The **initial Co-Trustees are to serve jointly and severally**. Each Co-Trustee may act alone hereunder without the signature, consent, approval, joinder or other participation of the other Trustee.

Successor Co-Trustees are to serve jointly and the signatures of all then-serving Trustees are required in order to exercise the powers of the Trustee, subject, however, to the following exceptions: if at any time there are two (2) or more persons serving as Trustees hereunder, then, by a sworn written statement, each such Trustee may grant to the other Trustee(s) the power and authority to act alone and without the consent of the other Trustee(s) for all purposes or for designated purposes hereunder; and, if at any time there are three (3) or more persons serving as Trustees, and if they are not in unanimous agreement as to any action hereunder, then they shall act by majority consent concerning the action in question.

CamScanner

6. **Proof of Succession of Successor Trustees.** The Trust designates one or more Successor Trustees. Any third party may rely on the authority of any Successor Trustee without proof that such Successor Trustee has succeeded to the position of the Trustee.

7. **Trust Tax Identification Number.** The tax identification number of the Trust is the social security number of James Inman Bass.

8. **Title to Trust Assets.** The assets of the Trust should be titled in the name of The James and Beverly Bass Living Trust dated January 19, 2017.

9. **Trustee's Statement Regarding Revocation, Modification, or Amendment.** To the best of the Trustee's knowledge, the Trust has not been revoked, modified, or amended in any manner that would cause the representations contained in this Certificate of Trust to be incorrect.

James L. Bass
James Inman Bass, Co-Trustee

Beverly Gilbert Bass
Beverly Gilbert Bass, Co-Trustee

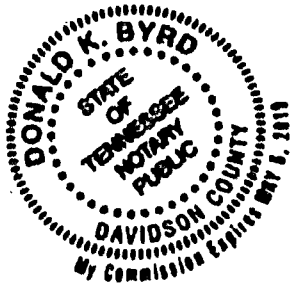
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand and seal, at office, this 19th day of January, 2017.

My Commission Expires: May 6, 2019

Donald K. Byrd
Notary Public



CamScanner