Karen Johnson Davidson County
Batch# 1017053 DEEDQC
06/20/2023 03:31:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230620-0046869

PREPARED BY:

Robert J. Hazard, Esq.
HAZARD LAW, PLLC
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, June 20, 2023.

CARTER MOORE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Notary Public

My Commission Expires: 11/8/26

New Owner Address:
Larry Glenn Bachus, Trustee
213 Clearlake Drive West
Nashville, TN 37217

Send Tax Bills To:
Same

Map-Parcel Number:
136 06 0 014.00

QUITCLAIM DEED

Larry G. Bachus ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to **Larry Glenn Bachus, Trustee of the Bachus Family Trust, dated June 20, 2023** ("Grantee"), all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **June 20, 2023**.

Larry G. Bachus

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Larry G. Bachus**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument as such person's free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, June 20, 2023.

Notary Public

My Commission Expires: 11/18/26

CARTER MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

BEING Lot No. 222 of Priest Lake Park, Section 4, of record in Book 4460, pages 15, 16 and 17, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Larry G. Bachus, unmarried man, from Amanda Carmen Mostajo Bachus, unmarried woman, by deed of record in Instrument No. 00008726-0000804, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 213 Clearlake Drive West, Nashville, TN 37217.

CERTIFICATE OF AUTHENTICITY

I, Robert. J. Hazard, Esq., do hereby make oath that I am a licensed attorney and 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 June 20, 2023.

Affiant Signature

6/20/2023
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, June 20, 2023.

Carter Moore
Notary Public

My Commission Expires: 1/16/26

CARTER MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY