Karen Johnson Davidson County
Batch# 1052498 DEEDWARR
09/21/2023 11:41:30 AM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20230921-0074298

# WARRANTY DEED

ELIZABETH LEVSEN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires 11-27-2023

State of Tennessee
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $699,999.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of July, 2023

Notary Public

MY COMMISSION EXPIRES: 11/27/2023

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| Thomas Sean Dwyer and Linda Heim Dwyer | UWM | 127-00-0-199.00 |
| (NAME) | (NAME) | |
| 7804 Aslan Court | 585 S. Blvd. E. | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | Pontiac, MI 48341 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Ian Y. Bass and Laura Bass, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Thomas Sean Dwyer and Linda Heim Dwyer, husband and wife, as tenants by the entirety,** 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:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Saddle Ridge, Section One of record in Plat Book 5800, Page 4, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James I. Bass and wife, Beverly G. Bass by Warranty deed from I-Deal Builders, Inc., a Tennessee Corporation of record in Book 6329, Page 376, Register's Office for Davidson County, Tennessee, dated June 29, 1984 and recorded on July 2, 1984. (Value or consideration shown in aforementioned deed $115,500.00.)

Being the same property conveyed to James Inman Bass and Beverly Gilbert Bass, Co-Trustees of the James and Beverly Bass Living Trust dated January 19, 2017 by Quitclaim deed from James I. Bass and wife, Beverly G .Bass of record in Instrument No. 20170131-0010119, Register's Office for Davidson County, Tennessee, dated January 19, 2017 and recorded on January 31, 2017. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to James Inman Bass and Beverly Gilbert Bass, husband and wife by Quitclaim deed from James Inman Bass and Beverly Gilbert Bass, Co-Trustees of the James and Beverly Bass Living Trust dated January 19, 2017 of record in Instrument No. 20180801-0075064, Register's Office for Davidson County, Tennessee, dated July 25, 2018 and recorded on August 1, 2018. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to James Inman Bass, married by Quitclaim deed from James Inman Bass and Beverly Gilbert Bass, husband and wife of record in Instrument No. 20200521-0052724, Register's Office for Davidson County, Tennessee, dated May 14, 2020 and recorded on May 21 2020. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to James Inman Bass and Beverly Gilbert Bass, husband and wife by Quitclaim deed from James Inman Bass, married of record in Instrument No. 20200723-0081077, Register's Office for Davidson County, Tennessee, dated July 21, 2020 and recorded on July 23, 2020. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to James Inman Bass and Beverly Gilbert Bass, Co-Trustees of the James and Beverly Bass Living Trust dated January 19, 2017 by Quitclaim deed from James Inman Bass and Beverly Gilbert Bass, husband and wife of record in Instrument No. 20210924-0128421, Register's Office for Davidson County, Tennessee, dated June 4, 2021 and recorded on September 24, 2021. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Ian Y. Bass by Quitclaim deed from Ian Y. Bass, Successor Trustee of the James and Beverly Bass Living Trust dated January 19, 2017 of record in Instrument No. 20230201-0007290, Register's Office for Davidson County, Tennessee, dated January 26, 2023 and recorded on February 1, 2023. (Value of consideration shown in aforementioned deed $0.00.)

The said persons James Inman Bass and Beverly Gilbert Bass are deceased.

unimproved ☐

This is improved ☑ property, known as 7804 Aslan Court, Nashville, TN 37221
(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 unincumbered, 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 my/our hands this 19 day of July, 2023.

Ian Y. Bass

Laura Bass joins in this conveyance to relinquish any and all right, marital, homestead, or otherwise, which she may have in the herein described property by virtue of his/her marriage to Ian Y. Bass.

State of Colorado
County of Arapahoe

On this 19 day of July, 2023, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Ian Y. Bass and Laura Bass, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal this 19 day of July, 2023.

Notary Public
My Commission Expires: Sept. 08, 2026

File No.: 23-Dwyer

BRYCE A JACKMAN III
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20224035120
MY COMMISSION EXPIRES SEPT. 08, 2026

**Tennessee Certification of Electronic Document**

I, Damien T Baldwin, 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 July 19, 2023.

Affiant Signature

Date: July 19, 2023

State of TENNESSEE

County of Davidson

Sworn to and subscribed before me this July 19, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11/27/23

NOTARY'S SEAL

