Prepared by:
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Nashville, Tennessee 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $-0-

David Martin Bayer
Affiant

Subscribed and sworn to before me this 10th day of November, 2023.

Brian Payne, Notary Public
My commission expires: September 7, 2026

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 1070271 DEEDQC
11/13/2023 10:22:05 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20231113-0088004

Address of New Owner:	Send Tax Bills to:	Tax Information:
The David Martin Bayer Living Trust c/o David Martin Bayer 119 Bellevue Drive South Nashville, TN 37205	New Owner	116-14 29

QUITCLAIM DEED

For and in consideration of the sum of one dollar & no/100 ($1.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, **David Martin Bayer, an unmarried man,** hereinafter the Grantor, by these presents, does hereby quitclaim and convey to **David Martin Bayer, Trustee, or his successor trustees in interest as they may appear, of The David Martin Living Trust, u/a dated November 10, 2023, and any amendments thereto,** hereinafter Grantee, all right, title, and interest in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 21 and the westerly 100 feet of Lot No. 20, on the Map of Bransford Realty Company and John Bransfords' Subdivision of a part of a 40-acre tract and all of Lot 27 and Part of Lot 28 in Deer Park Subdivision, Belle Meade, as of record in Book 421, page 67, Register's Office for said County.

Said Lot No. 21 and part of Lot 20 adjoin and front together 180 feet on the southerly side of Bellevue Drive South and run back 200.5 feet on the westerly line of Lot 21 and 195 feet on the easterly line of said part of Lot 20, to a dead line in the rear, measuring 180 feet thereon.

Being the same property conveyed to David Martin Bayer, devisee of the Estate of Judy B. Bayer, deceased, by executor's deed from David Martin Bayer, Executor of the Estate of Judy B. Bayer, formerly Judy B. Bass, deceased, dated August 7, 2023, of record in Instrument No. 20230817-0064294, Davidson County Register of Deeds.

Further, being the same property conveyed to Judy B. Bass aka Judy B. Bayer by warranty deed from Leon P. Brewer dated May 2, 1979, of record in Book 5446, Page 955, Register's Office of Davidson County, Tennessee. The said Judy B. Bass having died on March 6, 2023, with probate occurring in Davidson County, Tennessee Probate Court, Docket No. 23P548. Letters Testamentary were issued to David Martin Bayer.

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Pursuant to Tennessee Code Annotated Section 67-4-409(a)(3)(F) this conveyance is exempt from the payment of real estate transfer tax as a conveyance from the Grantor, as the surviving spouse, to himself as Trustee of his revocable living trust.

This is improved property known as 119 Bellevue Drive South, Nashville, TN 37205.

Witness my hand this 10th day of November, 2023.

David Martin Bayer

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 **David Martin Bayer**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of November, 2023.

Brian Payne, Notary Public

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My commission expires: September 7, 2026