Karen Johnson Davidson County
Batch# 1162891 DEEDQC
07/26/2024 02:13:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240726-0056758

**THIS INSTRUMENT PREPARED BY:**
**Jeffrey Mobley, atty.**
**Mobley & Gontarek, PLLC**
**2319 Crestmoor Road**
**Nashville, Tennessee 37215**
**(615) 627-4447**

EMILY HARVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-11-2026

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer is $--NONE--.

Michele L. Bass
Affiant

Subscribed and sworn to before me, this 17th day of July, 2024.

Notary Public

My Commission Expires: 01-11-26

| Address of New Owner: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| Michele L. Bass, Trustee<br>1908 Grace Point Lane<br>Nolensville, Tennessee 37135 | SAME | 188 10 0C 139.00 |

## QUITCLAIM DEED

**KNOW ALL PERSONS BY THESE PRESENTS,** that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Michele L. Bass**, hereinafter called the

Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Michele L. Bass, Trustee of the Michele L. Bass Living Trust, established by the Revocable Trust Agreement of Michele L. Bass dated July 17, 2024**, as amended and restated from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

**WITNESS** my hand this 17th day of July, 2024.

Michele L. Bass

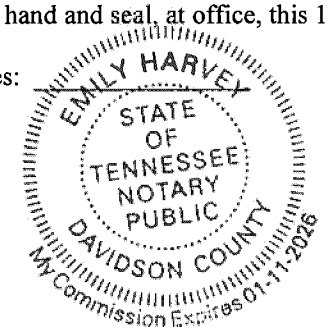
**Michele L. Bass**

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 Michele L. Bass, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 17th day of July, 2024.

My Commission Expires:




Notary Public

## EXHIBIT A

## Legal Description

Land in Davidson County, Tennessee, being Lot No. 139 on the Plan of Final Plat, Carothers Crossing, Phase 3, Section 1 of record in Plat at Instrument No. 20170523-0051054, 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 Samuel R. Bass and Michele L. Bass, husband and wife, by deed from Alan West and Madison Armstrong West, husband and wife, of record as Instrument No. 20210804-0104703, Register's Office for Davidson County, Tennessee.

Samuel R. Bass died on January 18, 2024.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 1908 Grace Point Lane, Nolensville, Tennessee 37135.

# CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 7/17/24.

7/26/24
**Date**

**Jeffrey Mobley**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Sworn to and subscribed before me this 26 day of July, 2024.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

