Karen Johnson
Batch # 1181240
09/13/2024 08:29:10 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240913-0070596

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:	STATE OF TENNESS.
MUSIC CITY ESTATE LAW 1650 MURFREESBORO ROAD SUITE 130 FRANKLIN, TN 37067 (615) 628-7775 JUSTIN GILBERT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES 05/20/2025	COUNTY OF WILLIAMSON) The actual consideration for this transfer is $10.00. This is a transfer to a revocable trust. Affiant Subscribed and sworn to before me, this 6th day of September 2024. Notary public My commission Expires: 05/20/2025

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
Benjamin Bashline Separate Property Trust 3300 Felicia Street Nashville, TN 37209	Benjamin Bashline Separate Property Trust 3300 Felicia Street Nashville, TN 37209	092-09-0X-001.00-CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Benjamin Bashline, does hereby quitclaim, transfer and convey unto Benjamin R. Bashline, as Trustee of the Benjamin Bashline Separate Property Trust dated September 6, 2024, all of his right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described on Exhibit "A" attached hereto.

Being the same property conveyed to Benjamin Bashline and Jon Randal Jester, from Mark Fugger, an unmarried man, by Warranty Deed dated February 25, 2021, and recorded on March 2, 2021, as Document No. 20210302-0026843, Register's Office for Davidson County, Tennessee.

Whatever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Property Address: 3300 Felicia Street, Nashville, Tennessee 37209

Witness my hand this 6th day of September 2024.

Benjamin Bashline, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF WILLIAMSON)

Personally appeared before me, Justin Gilbert, Notary Public, Benjamin Bashline, as Grantor, 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, at office, this day, September 6, 2024.

[Seal]

JUSTIN GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/20/2025

Justin Gilbert, Notary Public
My commission expires: May 20, 2025

EXHIBIT "A"
LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, being Unit 3300 Felicia of the 3300 Felicia & 3220 Trevor Townhome Association, a horizontal property regime, created under Title 66, Section 27-101. et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of Covenants, Conditions and Restrictions for 3300 Felicia & 3220 Trevor Townhome Association of record in Instrument No. 20150922-0096211, as amended in Instrument No. 20150924-0097049, in the Register's Office for Davidson County, Tennessee, including without limitation the By- Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of 3300 Felicia & 3220 Trevor Townhome Association, as shown on Exhibit "B" to the Amended Declaration of record in Instrument No. 20150924-0097049, in the Register's Office for Davidson County, Tennessee for a more complete identification and description of such Unit.