Karen Johnson Davidson County
Batch# 1256367 DEEDQC
04/04/2025 07:57:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250404-0025555

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
21 Platform Way, Suite 3500
Nashville, TN 37203

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Geoffrey Thomas Pace and Kristi Anne Whitman Pace, Co-Trustees 113 Pembroke Court Hendersonville, TN 37075	Same	042 16 0 140.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, we, GEOFFREY THOMAS PACE and KRISTI ANNE PACE (collectively, the "Grantor"), hereby quitclaim and convey to GEOFFREY THOMAS PACE and KRISTI ANNE WHITMAN PACE, CO-TRUSTEES OF THE PACE COMMUNITY PROPERTY TRUST, their successors in trust and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of our right, title and interest as trustee in that certain real property in Davidson County, Tennessee more particularly described as follows:

Being Lot No. 53 on the Plan of Blair Heights, Section Six, of record in Book 2331, page 98, Register's Office for Davidson County, Tennessee.

Said Lot No. 53 fronts 100 feet on the west side of Gibson Drive and runs back between lines 350.94 feet on the north line and 331.41 feet on the south line to a dead line in the rear on which it measures 101.89 feet.

Being the same property conveyed to Thomas Hugh Pace and wife, Camille H. Pace by deed of record in Book 2634, page 27, Register's Office for Davidson County, Tennessee. The same Thomas Hugh Pace and Camille H. Pace being deceased, reference is made to Affidavit of Heirship of record as Instrument #20250320-0020365, Register's Office for Davidson County, Tennessee.

This is property known as 612 Gibson Drive, Nashville, Tennessee.

[See next page for signatures.]

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 17th day of March, 2025.

GEOFFREY THOMAS. PACE

KRISTI ANNE PACE

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Geoffrey Thomas Pace and Kristi Anne Pace, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 17th day of March, 2025.

MARYAM HEAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires May 8, 2028

Notary Public
My Commission Expires: May 8, 2028

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 17th day of March, 2025.

Notary Public
My Commission Expires: May 8, 2028

MARYAM HEAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires May 8, 2028

37391529.2

Certificate of Authenticity

I, Lucretia Albert, 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 March 17, 2025.

Date

Lucretia Albert

Affiant Signature

03/24/2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24 day of March, 2025

Notary's Signature

My Commission Expires: 7-7-25

Date

Notary's Seal (if on paper)

JENNIFER R. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

202504040025555