When Recorded Return to:
Midtown Title, LLC
600A Frazier Dr. Ste 123
Franklin, TN 37064
File#1-21285-RR

Karen Johnson Davidson County
Batch# 1278226 DEEDWARR
05/27/2025 03:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20250527-0041546

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, is $510,000.00 (Five Hundred Ten Thousand).

Anna Gulstine
AFFIANT

Subscribed to and sworn before me this 27th day of May, 2025.

NOTARY PUBLIC MY COMMISSION EXPIRES: 1/4/2027

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
(NOTARY SEAL)

**THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:**

**GRISSIM TITLE & ESCROW, LLC.**
1222 17th Avenue South, Nashville, TN. 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER: |
|---|---|---|
| Anna Gulstine<br>1908 Grace Point Lane<br>Nolensville, TN 37135 | CMG Home Loans<br>3160 Crow Canyon Road, 400<br>San Ramon, CA 94583 | 188-10-0C-139.00-CO |

# WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MICHELE L. BASS LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF MICHELE L. BASS DATED JULY 17, 2024,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **ANNA GULSTINE, A SINGLE WOMAN,** HEREINAFTER CALLED THE **GRANTEE(S),** 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. 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 Warranty Deed from Alan West and Madison Armstrong West, husband and wife of record in Instrument No. 20210804-0104703 Register's Office for Davidson County, Tennessee, dated July 30, 2021 and recorded on August 04, 2021. Said Samuel R Bass died on January 18, 2024.**

**Being the same property conveyed 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 by Quitclaim Deed from Michele L. Bass of record in Instrument No. 20240726-0056758 Register's Office for Davidson County, Tennessee, dated July 17, 2024 and recorded on July 26, 2024.**

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

| This is: | ( X ) IMPROVED<br>( ) UNIMPROVED | Property known as:<br>**1908 GRACE POINT LANE**<br>**NOLENSVILLE, TN 37135** |
|---|---|---|

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number:

GTE File: 2025057447

**WITNESS,** this 27th day of May, 2025

**Michele L. Bass Living Trust, established by the Revocable Trust Agreement of Michele L. Bass dated July 17, 2024.**

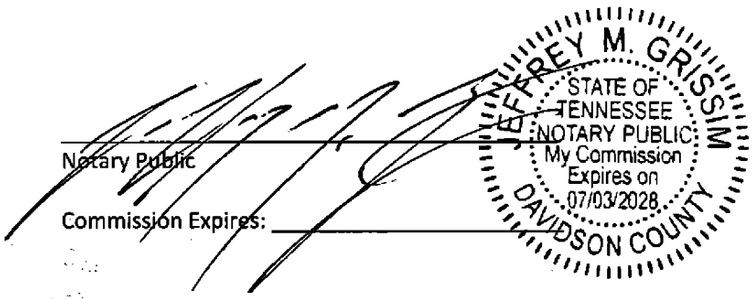
Michele L. Bass, Trustee

**Michele L. Bass, Trustee**

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, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged herself as Trustee of the Michele L. Bass Living Trust, established by the Revocable Trust Agreement of Michele L. Bass dated July 17, 2024, and in her capacity as such Trustee, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 27th day of May, 2025.




Notary Public

Commission Expires: _____

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 5/27/2025 (date of document).

Kirsten Virden

Affiant Signature

Date: 5/27/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of May, 2025.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

