Karen Johnson Davidson County
Batch# 1336254 DEEDQC
10/21/2025 10:19:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251021-0083672

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (BHS)
21 Platform Way South, Suite 3500
Nashville, Tennessee 37203

QUITCLAIM DEED

Address New Owners	Send Tax Bills To:	Map-Parcel Number
Frank M. Bass and Allison W. Bass, Co-Trustees Bass Community Property Trust 4439 E. Brookfield Avenue Nashville, TN 37205	Same	130-13-0-040.00 Davidson County

For good and valuable consideration, the receipt of which is hereby acknowledged, we, FRANK M. BASS (a/k/a FRANCIS M. BASS) and wife, ALLISON W. BASS (collectively, the "Grantor"), hereby quitclaim and convey to FRANK M. BASS and ALLISON W. BASS, as Co-Trustees of the BASS COMMUNITY PROPERTY TRUST dated October 20, 2025, 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 in that certain real property in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 12 on the Revised Plan of B. E. Woodard's Warner Park Subdivision, of record in Book 1130, page 87, Register's Office for said County.

SAID Lot No. 12 fronts 180 feet on the westerly side of Brookfield Drive and runs back 299.7 feet on the northerly line and 318.8 feet on the southerly line, to a dead line on which they measure 137.7 feet.

Being the same property conveyed to Frank M. Bass (a/k/a Francis M. Bass) and wife, Allison W. Bass, from Edwin A. Huston and wife, Jane N. Huston, by Warranty Deed dated September 26, 1979, of record in Book 5508, Pages 119-121, and recorded on October 2, 1979, Register's Office for Davidson County, Tennessee.

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

The above description is the same as in the prior deed.

This is improved property known as 4439 E. Brookfield Avenue, Nashville, TN 37205.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 20th day of October, 2025.

FRANK M. BASS

ALLISON W. BASS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, FRANK M. BASS and ALLISON W. BASS, 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 20 day of October, 2025.

SHARON S. MEYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Jan. 24, 2028

Notary Public
My Commission Expires: 01-24-28

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 20th day of October, 2025.

SHARON S. MEYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Jan. 24, 2028

Notary Public
My Commission Expires: 01-24-28

47791765.1

Tennessee Certification of Electronic Document

I, Alex Maxfield, 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 10/20/2025 (date of document).

Affiant Signature

10/21/2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21 day of October, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

