Karen Johnson Davidson County
Batch# 1342174 DEEDQC
11/05/2025 09:36:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251105-0088131

STATE OF TENNESSEE
COUNTY OF SUMNER

I/we hereby swear or affirm that the actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this 4th day of November, 2025.

Notary Public
My commission expires: 1/30/29

REX CHAMBERLAIN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
CHAMBERLAIN FIRM, PLLC
131 INDIAN LAKE RD., SUITE 201
HENDERSONVILLE, TN 37075

Address of Owner:	**Send Tax Bills To:**	**Map/Parcel Number**
Melvin Wayne Bess, Jr., Trustee 305 Draper Circle Goodlettsville, TN 37072	Melvin Wayne Bess, Jr., Trustee 305 Draper Circle Goodlettsville, TN 37072	072 03 0 053.00

Quitclaim Deed

For and in consideration of zero dollars ($0.00) and/or other good and valuable consideration, **James L. Bess, a married man** (hereinafter referred to as the "Grantor") releases and quitclaims to **Melvin Wayne Bess, Jr., and his successors in trust, Trustee of the Bess Living Trust, dated November 4, 2025, and any amendments thereto** (hereinafter referred to as the "Grantee"), interest in a certain tract or parcel of land in Davidson County, Tennessee and being more particularly described as follows, to-wit:

LAND In DAVIDSON County, Tennessee, being the westerly 50 feet of Lot No. 241. on the Plan of INGLEWOOD PLACE, of record in Book 332, page 101, Register's Office for DAVIDSON County, Tennessee.

SAID part of Lot No. 241 fronts 50 feet on the southerly margin of STRATFORD AVENUE and extends back between parallel lines, 205 feet to a dead line.

BEING the same property conveyed to **James L. Bess** by Warranty Deed from **Judy G. Ford,** recorded in Book 11499, Page 466 in the Register's Office of Davidson County, Tennessee.

Grantor conveys interest in the aforementioned tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said Grantee, its heirs, successors, and assigns, forever.

No survey, no title examination, and no title insurance has been made or acquired for this transfer.

This is improved property known as 1222 Stratford Avenue, Nashville, TN 37216.

This conveyance is subject to any and all existing plat notes, covenants, conditions, restrictions and easements of record.

IN WITNESS WHEREOF, Grantor has hereunto set her hand and affixed their seal, the day and year first above written.

James L. Bess

James L. Bess

STATE OF TENNESSEE)
) ss:
COUNTY OF SUMNER)

On this 4th day of November, 2025 before me personally appeared **James L. Bess** to me known to be the person described in and who executed the foregoing instrument and acknowledged that they executed same as their free act and deed.

REX CHAMBERLAIN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public
My commission expires: 1/30/29

Tennessee Certification of Electronic Document

I, James L. Bess, 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 November 4, 2025 (date of document).

James L Bess
Affiant Signature

November 4, 2025
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 4th day of November 2025.

Notary's Signature

REX CHAMBERLAIN
STATE OF TENNESSEE
NOTARY'S SEAL
NOTARY PUBLIC
SUMNER COUNTY

MY COMMISSION EXPIRES: 1/30/29