Karen Johnson Davidson County
Batch# 1373074 DEEDQC
01/23/2026 12:44:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260123-0005958

THIS INSTRUMENT PREPARED BY: Wesley D. Turner **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South, Suite 1700 Nashville, Tennessee 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $0.00. Affiant Subscribed and sworn to before me, this 22nd day of January, 2026. Notary Public My commission expires:

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 9, 2026

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Numbers:
Michael Baker Pass, Trustee 848 Glen Avenue Nashville, TN 37204	SAME	105 14 0 028.00

CO-TRUSTEES' QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **MICHAEL BAKER PASS AND DAVID BENJAMIN PASS, CO-TRUSTEES OF THE SURVIVOR'S TRUST CREATED UNDER THE PASS TENNESSEE COMMUNITY PROPERTY TRUST DATED AUGUST 8, 2017** (collectively "Grantors"), hereby release, remise, quitclaim and give unto **MICHAEL BAKER PASS, TRUSTEE OF THE MICHAEL BAKER PASS TRUST**

CREATED UNDER THE PASS TENNESSEE COMMUNITY PROPERTY TRUST DATED AUGUST 8, 2017 ("Grantee"), all right, title and interest of the Grantors in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 8 on the Map of Hirshburg's Subdivision of Lots 74 and 75 of the Waverly Plan as of record in Book 161, page 99, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 8 fronts 50 feet on the northerly side of Glen Avenue and runs back between lines 200 feet to an alley on which it measures 40 feet.
>
> Being a portion of the properties conveyed to Lawrence J. Pass and Jan Baker Pass, Trustees of the Pass Tennessee Community Property Trust dated August 8, 2017, by deed from Lawrence J. Pass and Jan Baker Pass of record as Instrument No. 20170914-0093835, Register's Office for Davidson County, Tennessee. Lawrence J. Pass died on June 19, 2019 and Jan Baker Pass died on December 17, 2025. As set forth in Certificate of Trust of record as Instrument No. 202601230005956, Register's Office for Davidson County, Tennessee, by the terms of the Pass Tennessee Community Property Trust Agreement, title to the property herein vested in Michael Baker Pass and David Benjamin Pass, Co-Trustees of the Survivor's Trust created under the Pass Tennessee Community Property Trust dated August 8, 2017.
>
> This is improved property known as 848 Glen Avenue, Nashville, TN 37204.

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

A new legal description was not prepared for this quitclaim. The legal description is the same as in the previous deed of record.

{Signature Pages to Follow}

WITNESS my hand this 22nd day of January, 2026.

Michael Baker Pass, Co-Trustee

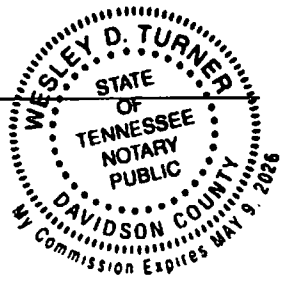
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MICHAEL BAKER PASS, CO-TRUSTEE,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposed therein contained.

WITNESS my hand, at office, this 22nd day of January, 2026.

Notary Public

My Commission Expires: _____



WITNESS my hand this 22nd day of January, 2026.

David Benjamin Pass, Co-Trustee

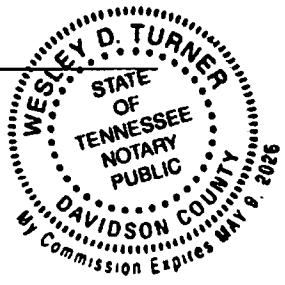
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DAVID BENJAMIN PASS, CO-TRUSTEE,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposed therein contained.

WITNESS my hand, at office, this 22nd day of January, 2026.

Notary Public

My Commission Expires: _____



True Copy Certification

I, Wesley D. Turner, 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 January 22, 2026.

Affiant Signature

Date: January 22, 2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 22nd day of January, 2026.

Notary's Signature

My Commission Expires: 10/17/2027

Notary's Seal

