Karen Johnson Davidson County
Batch# 1373074 DEEDQC
01/23/2026 12:44:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20260123-0005959

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: _____

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Numbers:
Pass Brothers RE, LLC 832 Glen Leven Drive Nashville, TN 37204	SAME	091 11 0 146.00 082 07 0 383.00 082 07 0 389.00 092 01 0 104.00 105 01 0 565.00 105 01 0 567.00 105 05 0 085.00 113 06 0 093.00 133 01 0 333.00

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 **PASS BROTHERS RE, LLC**, a Tennessee limited liability company ("Grantee"), all right, title and interest of the Grantors in and to certain tracts or parcels of land in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

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

New legal descriptions were not prepared for this quitclaim. The legal descriptions are the same as the previous deed of record.

{Signature Pages to Follow}

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

Michael Baker Pass, Co-Trustee

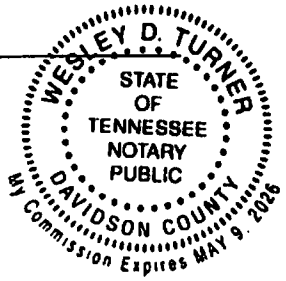
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

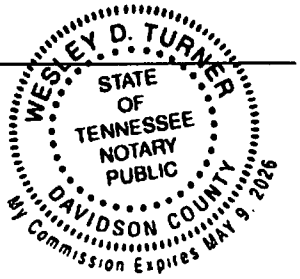
My Commission Expires: 

EXHIBIT A

Map & Parcel: 091 11 0 146.00

Land in Davidson County, Tennessee, being Lot Nos. 1109 and 1111, of Block 160, on the Map of West Nashville Plan No. 1 of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a complete description.

This is improved property known as 5204 Indiana Avenue, Nashville, TN 37209.

Map & Parcel: 082 07 0 383.00

Being that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot(s) 3, as shown on the map entitled the Plan of Arrington Heights, Section II, of record in Plat Book 3106, page 129, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

This is improved property known as 705 Lischey Avenue, Nashville, TN 37207.

Map & Parcel: 082 07 0 389.00

Being that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To wit

Being Lot No. 9 on the Plan of Arrington Heights, Section II, of record in Book 3106, Page 129, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

This is improved property known as 717 Lischey Avenue, Nashville, TN 37207.

Map & Parcel: 092 01 0 104.00

Land in Davidson County, Tennessee being Lot No. 11 and the northerly part of Lot 12, Block 32, of the plan of unrecorded Plan of Midway.

Said Lot No. 11 and part of Lot 12, Block 32, front together 73.0 feet on the easterly side of 33rd Avenue N., and extend back between parallel lines 150.0 feet to an alley.

This is improved property known as 1018 33rd Ave. N., Nashville, TN 37209.

Map & Parcel: 105 01 0 565.00

Land in Davidson County, Tennessee, being Lot 8, Edgehill Estates, Section Ninety-Seven, as shown on Plat of record in Plat Book 4675, page 148, in the Register's Office for Davidson County, Tennessee, to which Plan reference is made for a complete description.

This is improved property known as 1017 14th Avenue South, Nashville, TN 37212.

Map & Parcel: 105 01 0 567.00

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Edgehill Estates, Section 97, as of record in Book 4675, page 148, Register's Office for Davidson County, Tennessee, to which Plan reference made for a complete description.

This is improved property known as 1009 14th Avenue South, Nashville, TN 37212.

Map & Parcel: 105 05 0 085.00

Land in Davidson County, Tennessee, being the southerly 30.6 feet of Lot No. 2 and the northerly 28 feet of Lot No. 3 of the Subdivision of Lot No. 40 in O.B. Hayes Plan of Large Lots, as of record in Book 148, page 433, Register's Office for Davidson County, Tennessee.

This is improved property known as 1403 15th Avenue South, Nashville, TN 37212.

Map/Parcel: 113 06 0 093.00

Being that 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. 5 on the Plan of Shady Park, of record in Plat Book 2330, page 88, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

And also conveyed without warranties of title is that portion of Alley No. 1931 and 1932, closed by Metropolitan Bill No. 080-202, lying to the rear of said Lot No. 5.

This is improved property known as 3617 Floral Drive, Nashville, TN 37211.

Map/Parcel: 133 01 0 333.00

Land in Davidson County, Tennessee, being Lot 224, PLAN OF SUNRISE HEIGHTS ADDITION (ERRONEOUSLY REFERRED TO AS SUNRISE SUBDIVISION IN DEEDS IN CHAIN OF TITLE), as shown on plat of record in Plat Book 421, Page 2, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

This is improved property known as 224 Raymond Street, Nashville, Tennessee 37211.

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.

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

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY