Karen Johnson Davidson County
Batch# 1387565 DEEDQC
03/03/2026 10:21:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260303-0016580

THIS INSTRUMENT PREPARED BY: **Red Shoe Title, Inc.** **625 S. Church St., Suite B** **Murfreesboro, TN 37130** **Ph.: 615-796-5478** **Fax: 615-821-0717**	**STATE OF TENNESSEE)** **COUNTY OF RUTHERFORD) ss** The actual consideration for this transfer is $0.00. Affiant Subscribed and sworn to before me on this 27 day of February, 2026. Notary Public My Commission Expires: 12.15.2029

SEAN ALCORN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

QUITCLAIM DEED

ADDRESS OF NEW OWNER:
James A. Gass
5324 Edmondson Pike, #2
Nashville, TN 37211

SEND TAX BILLS TO:
Same

MAP-PARCEL NO.
161-01-0A-032.00CO

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Betty Lynn Gass** (hereinafter "Grantor(s)") has/have bargained and sold, and by these presents do(es) hereby assign, transfer, convey, and quitclaim unto **James A. Gass** (hereinafter "Grantee(s)"), his heirs and assigns, forever, all right, title, and interest in that certain parcel of real estate situated and located in Davidson County, Tennessee, more particularly described to wit:

Land in Davidson County, Tennessee, being Unit No. 5324-2, together with the appurtenant interest in the common elements of Danbury Homeowner's Association, a horizontal property regime established by Master Deed and By-Laws of record in Book 6612, page 75, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to James A. Gass from Sheryl D. Boileau by Warranty Deed dated September 29, 2000 and recorded on October 4, 2000 as Instrument Number 20001004-0098679 in the Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all matters and all encumbrances, easements, restrictive covenants, rights of way, conditions, reservations, leases, setback lines and other matters of public record applicable to the above-described real property and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property located at 5324 Edmondson Pike, #2, Nashville, TN 37211.

WITNESS our hands this the 26 day of February, 2026.

Betty Lynn Gass

Betty Lynn Gass

STATE OF Massachusetts)
COUNTY OF Middlesex)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Betty Lynn Gass**, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who, after being duly sworn, made oath that the facts contained in the Affidavit are true and correct to the best of their knowledge.

WITNESS my hand and seal, at office, this 26 day of February, 2026.

NOTARY PUBLIC

My Commission Expires: 01-03-2031

LUIS TEJADA
Notary Public, Commonwealth of Massachusetts
My Commission Expires 01/03/2031

Tennessee Certificate of Authenticity

I, Shannon Gillam, 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 02/27/2026.

Shannon Gillam
Affiant Signature

2/27/26
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 27th day of February, 2026.

Sean Alcorn
Notary's Signature

My Commission Expires: 12.15.2029

Notary's Seal

