Karen Johnson
Batch # 1426951
06/01/2026 02:15:34 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260601-0049167

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$-0-**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF May 2026.

Notary Public

MY COMMISSION EXPIRES: 1/22/2030

(AFFIX SEAL)

JAD A. DUNCAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 1-22-2030

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THE BESS FAMILY REVOCABLE LIVING TRUST	**SAME**	**142-13-C-164**
(NAME) **9227 Sawyer Brown Road**	(NAME)	
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, we, **Herman Wayne Bess, and wife, Patricia Cantrell Bess,** hereinafter called the Grantors, by these presents do hereby transfer and convey unto **Herman Wayne Bess and Patricia Cantrell Bess, Trustees of THE BESS FAMILY REVOCABLE LIVING TRUST, dtd 05/26/2026,** established by **The Trust Agreement of THE BESS FAMILY REVOCABLE LIVING TRUST, dtd 05/26/2026**, as amended from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the grantees, and the grantees' successors, heirs and assigns, all of the grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

Unit No. 9227 (Parcel No. 164), together with the carport designated No. 9227-C, in RIVER PLANTATION, SECTION ELEVEN, PHASE 4, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the phat of River Plantation, Section Eleven, Phase 4, Condominium Apartments, recorded In Book 9700, pages 884 and 885, which was voided and vacated by Book 9700, page 971, as corrected by Surveyor's Certificate of Correction (relating to pared 164 only), of record in Book 11684, page 675, and by Surveyor's Certificate of Correction In Instrument No. 200006300065336, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 10628, page 661, and annexation document of record In Book 11432, page 903, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Eleven, Phase 4, Condominium Apartments, contained In the Master Deed and By-Laws appended thereto, recorded In Book 10628, page 661, and Plat in Book 9700, page 971, et seq., Register's Office for Davidson County, Tennessee, as applied to Section Eleven, Phase 1A, by annexation document of record in Book 11029, page 592, and Plat Book 9700, page 694; Section Eleven, Phase 2, by annexation document of record in Book 11156, page 361. and Plat Book 9700, page 748; Section Eleven, Phase 3, by annexation document of record in Book 11332, page 184. and Plat Book 9700, page 835, and Section Eleven, Phase 5, by annexation document by Instrument No. 20010131-0009315 and Plat by Instrument No. 20000918-0092190, said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

This conveyance is subject to the aforesaid Master Deed, By-Laws, Plats and annexation documents and is also subject to the Covenants, Conditions and Restrictions for the River Plantation Sections 8-11 Umbrella Association, Inc., of record in Book 7389, page 924, Plat in Book 7900, pages 745, et seq., as re-recorded in Book 7900, page 945, Register's Office for said County and to taxes for the year 2004.

Being the same property conveyed to G. Anthony Pierce and wife, Cynthia F. Pierce by deed from Loretta T. Anderson, An Unmarried Woman, of record in Instrument Number 20030606-0078601, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Herman Wayne Bess, and wife, Patricia Cantrell Bess, from G. Anthony Pierce and wife, Cynthia F. Pierce, by Warranty Deed dated June 10, 2004, of record in Instrument No. 20040623-0074540, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

Said previous conveyance included for reference.

Unimproved ( )
This is improved (X) property, known as: **9227 Sawyer Brown Road, Nashville, TN 37221.**

Witness our hands, this the 26th day of May, 2026.

Herman Wayne Bess
Herman Wayne Bess

Patricia Cantrell Bess
Patricia Cantrell Bess

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Herman Wayne Bess** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that he executed the within instrument for the purposes therein contained, by signing his name in such capacity.

Witness my hand and official seal, this 26th day of May, **2026.**

My Commission Expires: 1/22/2030

JAD A. DUNCAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-22-2030

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Patricia Cantrell Bess** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that she executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 26th day of May, **2026.**

My Commission Expires: 1/22/2030

JAD A. DUNCAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-22-2030

Notary Public