Karen Johnson Davidson County
Batch# 1450359 DEEDQC
07/22/2026 09:01:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260722-0066217

THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JULY 6TH, 2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$0.00**.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 25 DAY OF **June, 2026:**

Notary Public

My Commission Expires: 7-6-26

Preparer's Disclaimer: This instrument was prepared without the benefit of title examination, which was not requested by the parties herein. The Preparer makes no representations or warranties of any kind to any persons or entities as to the accuracy or correctness of the information contained herein including, without limitation, status or quality of title, existence or nature of any restrictions, whether there are physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument or any prior instrument in title, lawful access to or easement for the property described herein, or any other matter related to the property or the conveyance herein made. Further, no advice has been requested of or given by the Preparer regarding any implications regarding taxes, inheritance, estate planning, or the like, which may relate to the use and recording of this instrument. Acceptance and use of this instrument as prepared shall indicate acceptance of the above stated terms.

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Emily R. Bache and Steven E. Hughes 716 Allen Pass Nashville, TN 37115	Same as Owner	052-16-0-024.00

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Emily Bache, an unmarried woman**, hereinafter called the Grantor, do hereby Quitclaim and convey unto **Emily R. Bache, an unmarried woman, and Steven E. Hughes, an unmarried man, as joint tenants with right of survivorship**, hereinafter called the Grantees, Grantee's heirs, successors, and assigns, all of their right, title, and interest in and to the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of **Lot No. 14 on the Plan of Marlin Meadows, Section IV**, as shown on the plat of the same of record in Plat Book 2133, Page 67, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property. Said Lot No. 14 fronts 100 feet on the northwesterly side of Allen Pass, and runs back 224.3 feet on the northeasterly line and 223.9 feet on the southwesterly line to a dead line in the rear, measuring 100 feet thereon.

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Being the same property conveyed to Daniel Bache and wife, Jane Bache, and Emily Bache, as tenants in common with right of survivorship, by Quitclaim Deed from Daniel Bache and wife, Jane Bache, of record in Instrument No. 20200622-0066488, Register's Office for Davidson County, Tennessee; and further and last conveyed by Daniel Bache and wife, Jane Bache, to

Emily Bache, by Quitclaim Deed of record at **Instrument No.** 202607220066216, Davidson County Register of Deeds

This is property commonly known as 716 Allen Pass, Nashville, TN 37115.*
*Note: An address is not a legal description of real property.

Witness my hand, this 25 **day of June, 2026:**

Emily Bache

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Emily Bache**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 25 day of **June**, **2026**:

Notary Public

My Commission Expires: _____

W. AARON FORTNER
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/29/2030
COUNTY OF WILLIAMSON

Certificate of Authenticity
for Electronically Filed Document

I, W. Aaron Forther, 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 6/25/2026 (date of document).

Date: 7/2/2026

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 2nd day of July, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 5/29/2030

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON