Karen Johnson Davidson County
Batch# 1472329 DEEDQC
09/14/2026 12:14:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260914-0085139

PREPARED BY:

Tommy Kinney, Esq.
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, September 14, 2026.

Notary Public

My Commission Expires:

HANNAH JONES NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON MY COMM. EXPIRES OCTOBER 24, 2026

New Owner Address:
Bass Family Trust
1700 Castleman Drive
Nashville, TN 37215

Send Tax Bills To:
Same

Map-Parcel Number:
131 07 0C 005.00

QUITCLAIM DEED

Michael Hedrick Bass and Susan Bradley Bass, husband and wife, (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **Bass Family Trust**, dated September 14, 2026 ("Grantee"), a revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **September 14, 2026**.

Michael Hedrick Bass

Susan Bradley Bass

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Michael Hedrick Bass and Susan Bradley Bass**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, September 14, 2026.

Notary Public

My Commission Expires: _____

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028

EXHIBIT A

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 7-A on the plan of Square Acres, of record in Book 5800, page 122 and further set out as Exhibit "C" to the Master Deed of record in Book 6494, Page 41 and Amendment recorded in Instrument No. 20160427-0041095, Register's Office for said County and to which plan reference is made for a more complete description thereof.

Being the same property conveyed to Michael Hedrick Bass and Susan Bradley Bass, husband and wife, from Sue P. Turner, unmarried, by deed of record in Instrument No. 20210622-0083776, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all such limitations, restrictions and encumbrances as may affect the premises, including, but not limited to:

- Any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann_ 67-5-603, et seq.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Square Acres, as recorded in Plat Book 5800, Page(s) 122.
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Square Acres Condominium of record in Book 6494, Page 41, as amended by instrument(s) of record in Instrument No. 20160427-0041095; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
- Easement for Sanitary Sewers and/or Strom Drainage, recorded in Book 411 0, Page 219.
- Easement for Access, recorded in Book 5907, Page 820 and rerecorded in Book 5964, Page 176.
- Easement for Sewer Lines, recorded in Book 6422, Page 90.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 1700 Castleman Drive, Nashville, TN 37215.

CERTIFICATE OF AUTHENTICITY

I, Tommy Kinney, Esq., do hereby make oath that I am a licensed attorney and 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 September 14, 2026.

Affiant Signature

9/14/2026
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, September 14, 2026.

Notary Public

My Commission Expires:

