Karen Johnson
Batch # 1475419
09/21/2026 10:37:59 AM
Fees: $27.00 Taxes: $0.00
Davidson County
DEEDQC
5 pgs
20260921-0087450

This Instrument Prepared By:
Ronald H. Bice, Jr.
Attorney at Law
203 Deerfield Lane
Franklin, TN 37069

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills to:	Map/Parcel No.:
Bass Family Partnership 6304 Laurelwood Drive Brentwood, TN 37027	Same	034-09-0-172.00

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00) Dollars, cash in hand paid to **BARBARA BASS MCREE, WILLIAM B. BASS and CATO A. BASS, III,** and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, We, **BARBARA BASS MCREE, WILLIAM B. BASS and CATO A. BASS,** III, hereinafter referred to collectively as Grantors, have this day quitclaimed, bargained and sold, and do hereby transfer and convey unto the said **BASS FAMILY PARTNERSHIP**, a Tennessee general partnership, hereinafter referred to as Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

1525 Gallatin Road North, Madison, Tennessee 37115

Being a tract or parcel of land located in the tenth Councilmanic District of Davidson County, Tennessee, said tract being part of the property conveyed to Robert O. Frensley by Quitclaim Deed of record in Book 7504, Page 578, Register's Office for Davidson County, Tennessee, and part of the property conveyed to STJ, LP, a Tennessee limited partnership, by Deed of record in Book 9320, Page 514, Register's Office for Davidson County, Tennessee, said tract also being known as Lot No. 7A on the Resubdivision of Lot Nos. 7A, 7B, and 7C, of Rivergate Station - Section 3, as of record in Book 8250, Page 347, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the easterly right-of-way line of Gallatin Pike, said point being the southwesterly corner of Lot No. 7B of Rivergate Station - Section 3, as of record in Book 8250, Page 347, Register's Office for Davidson County, Tennessee, and being the northwesterly corner of the herein described tract; thence, leaving said easterly right-of-way line with the southerly line of Lot No. 7B, South 69 degrees 24 minutes 02 seconds East, 790.20 feet to an iron rod; thence, leaving said southerly line with the westerly line of property conveyed to Armstrong Rubber Company, by Deed of record in Book 4761, Page 518, Register's Office for Davidson County, Tennessee, South 24 degrees 45 minutes 45 seconds East 277.50 feet to a concrete monument; thence, leaving the westerly line with the northerly line of Rivergate Station -

Section 4, as of record in Book 7900, Page 18, Register's Office for Davidson County, Tennessee, North 69 degrees 24 minutes 01 seconds West, 328.05 feet to an iron rod; thence, continuing with said northerly line North 20 degrees 35 minutes 57 seconds East, 10.00 feet to an iron pin; thence, North 69 degrees 24 minutes 01 seconds West, 225 feet to a railroad spike; thence, South 20 degrees 36 minutes 00 seconds West, 25.00 feet to an iron pin; thence, North 69 degrees 24 minutes 01 seconds West, 435.00 feet to a concrete monument, said monument being located in the easterly right-of-way line of Gallatin Pike; thence, leaving said northerly line with the easterly right-of-way line of Gallatin Pike North 20 degrees 42 minutes 12 seconds East, 209.97 feet to a railroad spike and the point of beginning.

Being the same property conveyed to Cato A. Bass, Jr. by deed from Advanced Real Estate, LLC, a Kentucky limited liability company, of record as Instrument No. 20160914-0096742, Register's Office for Davidson County, Tennessee.

Said Cato A. Bass, Jr. died on June 26, 2018. His estate was probated in the Seventh Circuit Court, Probate Division for Davidson County, Tennessee, No. 18P1461, naming heirs Barbara McRee, William B. Bass and Cato A. Bass, III. See also Affidavit of Heirship of record as Instrument No. 20181227-0125600, said Register's Office.

Witness my hand this 20th day of SEPT., 2026.

Barbara Bass McRee
BARBARA BASS MCREE

William B. Bass
WILLIAM B. BASS

Cato A. Bass, III
CATO A. BASS, III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater of this transfer is $ -0-.

William B. Bass
Affiant

Subscribed and sworn to before me, this the 20th day of Sept, 2026.

Ronald H. Bice
Notary Public

My Commission Expires: 09/16/29

RONALD H. BICE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Ronald H. Bice, Jr., a Notary Public in and for said County and State, William B. Bass, the Bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 20th day of Sept, 2026.

Ronald H. Bice
Notary Public

My Commission Expires: 9/16/29

RONALD H. BICE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Ronald H. Bice, Jr., a Notary Public in and for said County and State, Cato A. Bass, III, the Bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 20th day of Sept. 2026.

Ronald H. Bice
Notary Public

RONALD H. BICE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF NC)
COUNTY OF Mecklenburg

Personally appeared before me, Jessica Butler, a Notary Public in and for said County and State, Barbara Bass McRee, the Bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Charlotte, NC, this the 30 day of July, 2026.

Notary Public

My Commission Expires: 10/15/2029

JESSICA BUTLER
NOTARY PUBLIC
MECKLENBURG COUNTY, NC
My Commission Expires
10-15-2029