File No.

QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 09/23/11 09:43 2 pgs
Fees:12.00 Taxes:0.00
20110923-0073678

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 day of September, 2011.

Notary Public

MY COMMISSION EXPIRES: 3-3-2015
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Michael J. Mills, Attorney
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027
This instrument was prepared by information furnished by the parties herein.
No Warranty of Title either expressed or implied

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larkin Batey	Same	07005002200 and 07005002000
(NAME) 2406 Lloyd Ave	(NAME)	
(ADDRESS) Nashville, TN 37218	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Larkin Batey, an un-married man, and Alfreda J. Ragan, an un-married woman

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM** , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Larkin Batey,

HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Certain Tract or parcel of Land in Davidson County, State of Tennessee described as follows, to-wit:
Situated in Davidson County, Tennessee, being described as follows:
Tract One:
Being the northerly one half of Lot No. 14 on the Plan of H. E. Simpkins Division of the L. G. Curtis Lands, of record in Book 547, page 39, Register's Office for said county, described as follows:
Said part of said lot fronts 130 feet on the easterly side of Lloyd Avenue and runs back from the center of said avenue 415 feet on the northerly side and 472.50 feet, more or less, on the southerly line to the rear line of said lot, measuring 135 feet on the said rear line.

Tract Two:
Being the easterly part of the southerly one half of Lot No. 14 on the plan of H.E. Simpkins Division of the L. G. Curtis Land, of record in Book 547, Page 39, Register's Office for said county, described as follows:
Beginning at a point in the southerly line of said Lot No. 14, 200 feet easterly from the center line of Lloyd Avenue; thence northerly and parallel with the center line of said Lloyd Avenue to the southerly line of the property conveyed to Malcolm D. Campbell by O. L. Simpkins, being deed of record in Book 1635, page 77, said Register's Office; thence easterly and with said Malcolm D. Campbell's line to the easterly line of said Lot No. 14; thence southerly and with the easterly line 125 feet to the southeast corner of said Lot No. 14; thence westerly and with the dividing line with said lot No. 14 and Lot 12 & 13 in said subdivision to the beginning point.
Easement:
In addition to the above described property an easement for ingress and egress to the premises is hereby conveyed. Said easement is described as follows:
Beginning at a point in the center of Lloyd Avenue, being the southwest corner of the tract of land conveyed to Malcolm D. Campbell by deed from O.L. Simpkins, et ux, of record in Book 1635, page 77, said Register's Office; thence running easterly and with said Campbell's southerly line to the northwest corner of the tract herein conveyed; thence southerly and with the westerly line of the tract herein conveyed 12 feet to a point; thence westerly and parallel with said Campbell's

southerly line to the center of Lloyd Avenue; thence northerly and with the center of said Lloyd Avenue 12 feet, more or less, to the beginning point.
Being the same property conveyed to Larkin Batey on May 5, 1995, by Warranty Deed from Larry S. Capps and wife, Elsie M. Capps, filed for record on May 9, 1995, in Book 9667, page 490, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Larkin Batey and Alfreda J. Ragan by deed from Larkin Batey, dated June 26, 1999, of record in Book 11566, page555, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2406 Lloyd Ave Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness My hands this 22 th day of Sept, 20___.

Alfreda J. Ragan

Larkin Batey

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 Alfreda J. Ragan and Larkin Batey the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 22 day of Sept, 2011.

JAMES C. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Commission expires: 3·3·2015

Notary Public

CERTIFIED FOR REMOTE FILING:
I, Michael J. Mills, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michael J. Mills, attorney at law

State of Tennessee:
County of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Notary Public James C. Smith
My Commission Expires: March 3, 2015

JAMES C. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File Number: _____
RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027