BILL GARRETT, Davidson County
Trans:T20130040258 DEEDQC
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THIS INSTRUMENT WAS PREPARED BY:

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FROM: **BARBARA LEE BATSON, TRUSTEE**
BATSON REVOCABLE LIVING TRUST
388 BROCK ROAD
CHARLOTTE, TN 37036

TO: **ERIC K. LOCKERT, TRUSTEE**

FROM: **ERIC K. LOCKERT, TRUSTEE**

TO: **BARBARA LEE BATSON &**
MATTHEW K. SHAHNAVAZ
388 BROCK ROAD
CHARLOTTE, TN 37036

SEND TAX STATEMENTS TO:
SAME

MAP: 162-03
PARCEL: 022300

QUITCLAIM DEED

FOR the purpose of love and affection and good and other valuable consideration and to create a Joint Tenancy with rights of survivorship between and a mother and son, **I, BARBARA LEE BATSON, TRUSTEE for the BATSON REVOCABLE LIVING TRUST**, with such capacity and ability by these presents does hereby **CONVEY, TRANSFER, REMISE, RELEASE, RELINQUISH AND QUITCLAIM** unto **ERIC K. LOCKERT, TRUSTEE,** his successors and assigns; the following described tract or parcel of land situated in **Davidson County**, in the State of Tennessee, described as follows, to wit:

Being Lot No. 54 on the Plat of Apache Hills, Section 4 of record in Plat Book: 4460, Page: 60, Register's Office for Davidson County, Tennessee.

Said Lot 54 fronts 43.32 feet on the south margin of Panamint Drive and extends back 163.88 feet on the East line, and 114.6 feet on the West line, to a line on the rear on which it measures 164.90 feet.

Being the same property conveyed to Barbara L. Batson as Trustee U/A/D June 6, 1999 of the Batson Revocable Living Trust Agreement from Barbara L. Shahnavaz by deed of record in Book: 11751, Page 618-619 and as instrument number: 0659718 on November 22, 1999 and being recorded in the Register's Office for Davidson County, Tennessee.

THIS DEED is prepared from information and prior deeds of record and provided by the parties without the benefit of a survey or title search, nor has any title opinion been given.

This is improved property located at: 117 Panamint Drive, Antioch, Tennessee, 37013

And now I, **ERIC K. LOCKERT, TRUSTEE,** for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby **CONVEY, TRANSFER, REMISE, RELEASE, RELINQUISH AND QUITCLAIM** unto **MATTHEW K. SHAHNAVAZ and BARBARA LEE BATSON, as Joint Tenants** with rights of survivorship, their heirs and assigns, the same property hereinabove described and set forth to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may effect the premises. Wherever used, the singular number shall be the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 18th day of April, 2013.

Barbara Lee Batson
BARBARA LEE BATSON, TRUSTEE
BATSON REVOCABLE LIVING TRUST, GRANTOR

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within name **BARBARA LEE BATSON, TRUSTEE for the BATSON REVOCABLE LIVING TRUST,** the Grantor and 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 purpose therein contained.

Witness my hand and official seal at Ashland City, Tennessee, this the 18th day of April, 2013.

Misty L. Langley
Notary Public

MISTY L. LANGLEY
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

My Commission Expires: 10/28/15

IN WITNESS WHEREOF, I have hereunto set our hands on this the 17th day of April, 2013.

ERIC K. LOCKERT, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within name **ERIC K. LOCKERT, TRUSTEE**, 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 purpose therein contained.

Witness my hand and official seal at Ashland City, Tennessee, this the 17th day of April, 2013.

KIMBERLY FISHER STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

Notary Public My Commission Expires: 1-10-2015

STATE OF INDIANA)
COUNTY OF Hamilton)

As required by *Tennessee Code Annotated Section 67-4-409 a(4) and (a)(6)(A)* the undersigned being Grantee, Grantee's agent, or a trustee acting for Grantee, after first being duly sworn, makes oath that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is zero dollars ($0.00) and was for the sole purpose of combining parcels of land.

MATTHEW K. SHAHNAVAZ, Affiant

Sworn to and subscribed before me, this 24th day of April, 2013.

Witness my hand and official seal at Fishers IN, this the 24th day of April, 2013.

Notary Public **My Commission Expires: 8/28/2014**

OFFICIAL SEAL
PATRICIA A. MELICK
NOTARY PUBLIC - INDIANA
MARION COUNTY
My Comm. Expires Aug. 28, 2014

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

As required by *Tennessee Code Annotated Section 67-4-409 a(4) and (a)(6)(A)* the undersigned being Grantee, Grantee's agent, or a trustee acting for Grantee, after first being duly sworn, makes oath that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is zero dollars ($0.00) and was for the sole purpose of combining parcels of land.

BARBARA LEE BATSON, Affiant

Sworn to and subscribed before me, this 18th day of April, 2013.

Witness my hand and official seal at Ashland City, Tennessee, this the 18th day of April, 2013.

MISTY L. LANGLEY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

Notary Public **My Commission Expires: 10/28/13**