Bill Garrett Davidson County
Batch# 128023 DEEDQC
08/13/2018 11:20:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180813-0079603

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

# QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Thomas Battle, Jr.** ("Grantor"), an unmarried man, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Thomas Battle** (Grantee), all of his rights, title, and interests in the following described real property, to wit:

A tract of land in Nashville, Davidson County, Tennessee, being located in the Southwest Quadrant of the intersection of Riverside Drive (80' R.O.W.) and Kirkland Avenue (50' R.O.W.) and being more particularly described as follows:

Beginning at a point in the Northwesterly margin of Riverside Drive, said point being 376.6' more or less from the Southern terminus of Kirkland Drive, thence

1. With said Northwesterly margin of Riverside Drive, S 63 degrees 41' 02" W a distance of 115.31' to a point, thence

2. Leaving said margin of Riverside Drive and severing the lands of Patrick S. Long, Etux as evidenced in Book 5545, Page 37 R.O.D.C. TN, N 14 degrees 54' 36" W a distance of 123.13:, thence

3. With said Southerly line, S 82 degrees 46" E a distance of 118.40' to a point in the line of Felix Sales, Etux as evidenced in Book 4385 Page 571, R.O.D.C., TN, thence

4. Continuing, S 18 degrees 22' 04" E a distance of 55.80 to the Point of Beginning and containing 10,541 square feet or 0.23 acres, more or less.

**Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.**

Being the same property conveyed to Thomas Battle, Jr. by deed from Patrick S. Long and wife Patti Jo Long of record in Book 7666, Page 967 R.O.D.C.

Being all or part of the same property conveyed to Thomas Battle, Jr. and wife Clydine Battle, herein by Quit Claim Deed of record at **Book 8032, Page 136** in said Register's Office. Clydine Battle having since died on or about June 13, 2016, leaving Thomas Battle, Jr. as the remaining tenant by entirety. Grantor is the father of the Grantee.

IN TESTIMONY WHEREOF I have executed this instrument the 9 day of **August, 2018.**

Thomas Battle, Jr.

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, a Notary Public in and for said state and county, Thomas Battle, Jr. , with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 9 day of **August, 2018.**

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9/10/18

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**For recording information only**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00.**

AFFIANT

SUBSCRIBED AND SWORN before me this the 9 day of **August, 2018.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/10/18

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PROPERTY ADDRESS: **0 Riverside Drive**
**Nashville, TN**

TAX PARCEL NO.: **072 07 0 360.00**

PROPERTY OWNER: **Thomas Battle**
OWNER'S ADDRESS: P.O. Box 160164
Nashville TN 37216

MAIL TAX BILLS TO: Owner at Owner's Address

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/23/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-23-2019