QUITCLAIM DEED

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

A-CB-19-4400

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 16 DAY OF August, 20 19

Notary Public

MY COMMISSION EXPIRES: 10-7-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jeny Lucille Batten, a single woman, and James Walter Batten, Jr., married	**New Owner**	
(NAME) **4400 Westlawn Dr,**	Karen Johnson Davidson County Batch# 276714 **DEEDQC** 08/27/2019 09:12:34 AM 2 pgs Fees: $12.00 Taxes: $0.00 20190827-0086054	**103-08-0-066.00**
(ADDRESS) **Nashville, TN 37209**		
(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 consideration, the receipt of which is hereby acknowledged, **JENY LUCILLE BATTEN, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JENY LUCILLE BATTEN, A SINGLE WOMAN, AND JAMES WALTER BATTEN, JR., MARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 346 on the Plan of Map Showing Subdivision of Lot No. 346 in Richland Realty Co's Subdivision of West Lawn of record in Plat Book 547, Page 21, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Wendy White, an unmarried woman by Warranty deed from Jeff Henderson, married of record in Instrument No. 20160425-0039585 Register's Office for Davidson County, Tennessee, dated April 22, 2016 and recorded on April 25, 2016.

Being the same property conveyed to Jeny Lucille Batten, unmarried by Warranty deed from Wendy White, an unmarried woman of record in Instrument No. 20190621-0060271 Register's Office for Davidson County, Tennessee, dated June 18, 2019 and recorded on June 21, 2019.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **4400 Westlawn Dr, Nashville, Tennessee 37209**.

Witness my/our hand(s) this the 16 day of August, 2019.

Jeny Lucille Batten

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JENY LUCILLE BATTEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16 of August, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:

Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212