Karen Johnson Davidson County
Batch# 339251 DEEDQC
01/07/2020 09:22:21 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200107-0001967

This Instrument Prepared By & Return to:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW19027
Information in this document furnished by the parties and relied upon by the preparer of this document.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, We, **Jason M. Keil and Judith L. Keil, husband and wife,** do hereby bargain, sell, release, remise, quitclaim and convey unto **Batavia, LLC, a Tennessee Limited Liability Company**, all our rights, title and interest in and to the following described real estate, to-wit:

PROPERTY ADDRESS: 3407 Batavia Street, Nashville, Tennessee 37209

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot 68, Section 2, Plan of College Hill Subdivision, as shown on plat of record in Plat Book 2133, Page 52, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Jason M. Keil and Judith L. Keil, husband and wife from Sharita Emerson Bell and Howard Bell, wife and husband, by Warranty Deed dated February 12, 2019 and recorded February 20, 2019 in Instrument No. 20190220-0015241, Register's Office for Davidson County, Tennessee.

IN TESTIMONY WHEREOF I have hereunto set my hand and seal this 6th day of January, 2020.

Jason M. Keil

Judith L. Keil

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of January, 2020, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jason M. Keil and Judith L. Keil** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of same on their behalf to be his/her/their free act and deed.

Notary Public

KIMBERLY BEARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2023

7-3-23
My Commission Expires:

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 6th day of January, 2020.

Notary Public

My Commission Expires: 7-3-23

KIMBERLY BEARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2023

Tax/Map ID & Parcel
092-05-0-248.00

New Owners:
Batavia, LLC
3407 Batavia Street
Nashville, TN 37209

Send Tax Bills to :

Batavia, LLC
2710 NE 95th Street
Seattle, WA 98115