THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, Tennessee 37215**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $0.00. Affiant Subscribed and sworn to before me, this 8th day of April, 2020. Notary Public My Commission Expires:

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

QUITCLAIM DEED

Address New Owner: Cory D. Batten 211 Shadow Glen Drive Nashville, TN 37211	Send Tax Bills To: New Owner	Tax Information: 161-16-OA-065.00-CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Karen R. Batten, unmarried,** referred to as the ("Grantor") does hereby quitclaim, transfer and convey unto **Cory D. Batten,** his successors and assigns all of her rights, title and interest in the portion of real property located in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 65 on the plan of The Townhomes of Shadow Glen, as shown on Exhibit "A-1" to the Declaration of Covenants, Conditions and Restrictions of The Townhomes of Shadow Glen, a Horizontal Property Regime with Private Elements of record in Instrument No. 20040315-0029248, corrected in Instrument No. 20040317-0030572 and in Instrument No. 20040720-0086706, amended in Instrument No. 20050520-0056887, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to KAREN R. BATTEN and CORY D. BATTEN, WIFE AND HUSBAND, by deed from LAURA A. WALL, of record in Instrument No. 20161212-0129694, dated December 7, 2016, said Register's Office.

Karen Johnson Davidson County
Batch# 383756 DEEDQC
04/09/2020 10:11:36 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200409-0037506

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1 day of April, 2020.

Karen R. Batten

Karen R. Batten

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Karen R. Batten, the 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 purposes therein contained.

Witness my hand and official seal at office, this 1st day of April, 2020.

J Anderson

Notary Public

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022