Karen Johnson Davidson County
Batch# 398520 DEEDQC
05/12/2020 09:31:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200512-0049025

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination conducted by Wagon Wheel Title & Escrow, LLC.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Elyse H. Badewitz 910 B Gale Lane, Nashville, TN 37204	New Owner	118-06-0-I-002.00CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged **Susan Coneen, Trustee of the Susan Coneen Family Trust and Elyse H. Badewitz, unmarried,** by these presents does hereby quitclaim and convey unto **Elyse H. Badewitz, unmarried,** her heirs, successors and assigns, their rights, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Unit B, as shown on Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions for 910 Gale Lane Townhomes, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b), of record in Instrument No. 20130821-0088167, Register's office Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof. Being a Revision of the westerly 74 feet of Lot No. 80 B on the Plan of Battlefield Estates, Section 1 of record in Book 843, Pages 96 and 97, Register's office for Davidson County, Tennessee.

Being the same property conveyed to Nathaniel H. Banks and Shannon Banks, husband and wife, by Deed dated May 23, 2014 from Aspen Construction Inc., a Tennessee Corporation, of record in Instrument No. 20140530-0046460, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Susan Coneen, Trustee of the Susan Coneen Family Trust and Elyse H. Badewitz, unmarried, as joint tenants with right of survivorship, by deed of record in Instrument No. 20181121-0114842, Register's Office for Davidson County, Tennessee, dated 11-13-2018 and recorded on 11-21-2018.

Being also known as 910 B Gale Lane, Nashville, Tennessee 37204.

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 27 day of April 2020.

Affiant

My commission expires:

Notary Public

(Affix Seal)

STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY MY COMMISSION EXPIRES

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 27th day of April, 2020.

The Susan Coneen Family Trust

Susan Coneen

Susan Coneen, Trustee

STATE OF California
COUNTY OF Riverside

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Susan Coneen, Trustee of the Susan Coneen Family Trust**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 27th day of April 2020.

Notary Public

My Commission Expires:

MICHAEL JOHN WEBER
Notary Public - California
Riverside County
Commission # 2204444
My Comm. Expires Jul 10, 2021

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022