THIS DOCUMENT PREPARED BY:
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

NEW OWNER'S ADDRESS & SEND TAX BILLS TO:
Eric R. Bateman
2119 Riverside Drive
Nashville, TN 37216

MAP: 072110
PARCEL: 429.00

Karen Johnson Davidson County
Batch# 410171 DEEDQC
06/04/2020 02:37:45 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200604-0057614

QUITCLAIM DEED

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A FULL TITLE EXAMINATION AND NO LIABILITY IS ASSUMED FOR ANY STATUS IN TITLE OR MATTERS WHICH WOULD BE DISCLOSED BY SUCH TITLE EXAMINATION SOLELY BASED ON INFORMATION PROVIDED BY THE PARTIES

FOR AND IN CONSIDERATION of love and affection and no monetary consideration, I, Kerry Bateman, married, Grantor, by these presents do hereby quitclaim and convey unto Eric R. Bateman, unmarried, Grantee, his successor and assigns all of my interest in the following described tract or parcel of land, to wit:

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

Being Lots Nos. 95 and 96 on the Map of Waters Place as of record in Book 332, Pages 136 and 137, Register's Office for said County to which plat reference is hereby made for a more complete and accurate description.

Said lots adjoin and front together 100 feet on the easterly side of Riverside Drive and run back between parallel lines 160 feet to an alley.

Being the same property conveyed to Kerry Bateman by Quitclaim Deed dated 08/16/2007 from Cheryl B. Martin and E. D. Bateman, Jr., Co-Executors of the Estate of Aetna Pearl Parham Bateman of record in Instrument Number 20070823-0100586, Register's Office Davidson County, Tennessee.

This is (X) unimproved property known as: 2117 Riverside Drive, Nashville, TN 37216.

This is investment property and therefore the wife of Kerry Bateman is not required to join in the execution of this instrument.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF I have hereunto set my hand on the 26th day of May, 2020.

Kerry Bateman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Kerry Bateman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of May, 2020.

Notary Public
My Commission Expires: 7/3/23

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

The actual consideration or value whichever is greater, for this transfer is $0.

Affiant

Sworn and subscribed before me, this the 26th day of May, 2020.

Notary Public
My Commission Expires: 7/3/23

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY