Karen Johnson Davidson County
Batch# 602771 DEEDQC
03/30/2021 10:17:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210330-0041433

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive,
Building 200, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee
County of Davidson

The actual consideration ~~or value~~, whichever is greater for this transfer is: $ 0.00

Affiant Signature

Subscribed and sworn to before me on this the 24th day of March 2021

Notary Public

My Commission expires 11 / 06 / 2024

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NAME AND ADDRESS OF PROPERTY OWNER:
Amelia Batres
350 Tusculum Road
Nashville, TN 37211

SEND TAX BILLS TO:
Amelia Batres
350 Tusculum Road
Nashville, TN 37211
MAP AND PARCEL NUMBER: 16201001200

QUITCLAIM DEED

21INT00592

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Jozelyn Batres

By these presents do remise, release and **QUITCLAIM** unto

Amelia Batres, a single woman

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Being Lot No. 11 on the Plan of Fairlane Park of record in Plat Book 2331, page 108, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Included in the above described property, but excluded there from is a 7 foot plus or minus right of way for Tusculum Road conveyed to the Metropolitan Government of Nashville & Davidson County, Tennessee of record in Book 4157, page 89, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jozelyn Batres, by Quitclaim Deed from Raquel Chavarria, dated 11/05/2009 and recorded 11/09/2009 as Instrument No. 20091109-0103616, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 350 Tusculum Rd, Nashville, TN 37211

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 23 day of MARCH 2021

Jozelyn Batres aka Jocelin Madelyn Morales Batres

State of CALIFORNIA }
County of ORANGE }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Jozelyn Batres aka Jocelin Madelyn Morales Batres,** the within named bargainer, 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 and official seal at office, this 12 day of MARCH 2021

Notary Public

My Commission expires: 10/29/2022.

MONICA LOZANO-SEVIGNY
Notary Public - California
Orange County
Commission # 2260865
My Comm. Expires Oct 29, 2022

AMALIA BATRES

Amelia Batres

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Amelia Batres,** the within named bargainer, 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 and official seal at office, this 24th day of March, 2021

Notary Public

My Commission expires: 11 / 06 / 2024.

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a license attorney and/or 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.

Jill M Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Courtney Jacks **a notary public for this county and state,** Jill Neely **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: 5/7/2024

Notary's Seal (If on paper)

COURTNEY JACKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024