Karen Johnson Davidson County
Batch# 697804 DEEDQC
08/16/2021 10:57:50 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210816-0110219

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OWNER AND RESPONSIBLE TAXPAYER:

Michael Batts, Trustee of the Michael Batts Living Trust dated August 4, 2021
2801 Belmont Blvd.
Nashville, TN 37212

THIS DOCUMENT PREPARED BY:

Elder Law of East Tennessee
P.O. Box 3804
Knoxville, TN 37927-3804

Property ID: 117 04 0 267.00
Property Address: 2801 Belmont Boulevard, Nashville, TN 37212

QUIT CLAIM DEED

THIS INDENTURE, made on the 4th day of August, 2021, between the following persons:

FIRST PARTY: Michael F. Batts, Unmarried Widower

SECOND PARTY: Michael Batts, Trustee of the Michael Batts Living Trust, dated August 4, 2021, and any amendments thereto

WITNESSETH: That the First Party, for and in consideration of $1.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, have granted, bargained, sold, released, quit claimed, and conveyed, and do hereby grant, bargain, sell, release, quit claim, and convey unto the Second Party the premises described below, and all of the estate, right, title, and interest of the First Party therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein.

The Second Party, as Trustees, shall have the power and authority to protect, conserve, sell, lease, encumber, or otherwise manage and dispose of the real property described below.

Situated in Davidson County, State of Tennessee, to wit:

LAND in Davidson County, Tennessee, being Lot No. 5 and the northerly part of Lot No. 6 on the map of Belmont Terrace, as of record in Book 421, page 101, Register's Office for Davidson County, Tennessee.

BEGINNING at the Southwest corner of Belmont Boulevard and Wildwood Avenue; running thence southerly with the westerly margin of Belmont Avenue 120 feet to the northeast corner of Lot No. 6; thence westerly and with the northerly line of Miller's Lot 180 feet, more or less, to the easterly margin of an alley; thence northerly with the easterly

margin of said alley 94.88 feet to the southerly margin of Wildwood Avenue 180 feet to the beginning.

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

BEING the same property conveyed to Dorothy H. Cleary, Michael F. Batts, and Kathleen Cleary Batts as tenants in common with right of survivorship from Dorothy H. Cleary by Quit-Claim Deed dated September 15, 2005, of record as Instrument no. 20050916-0111788 in the Register's Office for Davidson County, Tennessee. Dorothy H. Cleary passed away on May 5, 2016. Kathleen Cleary Batts passed away on February 2, 2017.

The preparer of this deed has not conducted a title search and makes no representation regarding validity of title. The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance. No warranty as to the accuracy of this description is being made herein.

IN WITNESS WHEREOF, the First Party hereunder set his hand the day and year first above written.

Michael F. Batts

Michael F. Batts, First Party

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, Michael F. Batts, with whom I am personally acquainted and who acknowledged that he executed the within instrument as his free act and deed and for the purposes therein contained.

Witness my hand, at office this day, August 4, 2021.

JULIA KECK PRICE III
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

Notary Public
My commission expires: 05/06/23

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 0.00.

Michael F. Batts, Affiant

SWORN TO AND SUBSCRIBED before me this day, August 4, 2021.

JULIA KECK PRICE
STATE OF TENNESSEE
NOTARY PUBLIC
KNOX COUNTY

Notary Public
My commission expires: 05/06/23