Karen Johnson Davidson County
Batch# 807801 DEEDQC
02/17/2022 12:22:33 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220217-0018556

Prepared by Anthony Burns, Attorney
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(615) 469-6857; Anthony@AttyBurns.com

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To	MAP-PARCEL NUMBER
Frank or Judy W. Batson, Trustee 152 Spring Valley Rd. Nashville, TN 37214	New Owner	09616018600

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, FRANK C. BATSON AND WIFE, JUDY W. BATSON, hereinafter referred to as Grantors, do hereby Quitclaim and convey unto FRANK BATSON, JR., TRUSTEE OF THE FRANK BATSON LIVING TRUST, DATED JULY 29, 2003, AND JUDY W. BATSON, TRUSTEE OF THE JUDY W. BATSON LIVING TRUST, DATED JULY 29, 2003, hereinafter referred to as Grantees, their heirs, successors, and assigns, all of the right, title, and interest of Grantors in and to the following described tract or parcel of land located in Davidson County, Tennessee, to *wit*:

BEING Lot No. 255-B, on the Plan of Zone Lot Division, Lots Nos. 254 thru 257 and 259, Section 3, Larchwood, of record in Plat Book 6250 Page 454, amending Plat Book 5200, Page 540, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Frank C. Batson and wife, Judy W. Batson by deed from Ferihan Oruc, of record in Instrument 20130613-0060382, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

THIS is improved real property known as: 716 Ortega Road, Nashville, Tennessee 37214

THE said Frank Batson, Jr., and Frank C. Batson, are one and the same person.

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE GRANTOR HEREIN WITHOUT VERIFICATION. THERE HAS BEEN NO TITLE SEARCH TO DETERMINE OWNERSHIP OR STATUS OF TITLE. NO WARRANTY OF TITLE EXPRESSED OR IMPLIED.

IN WITNESS WHEREOF, I have hereunto set my hand on this 17th day of February, 2022.

Frank C. Batson, Grantor

Judy W. Batson, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for the aforesaid State and County, Frank C. Batson, and Judy W. Batson, the Grantors, with whom I am personally acquainted, or who presented adequate evidence of identification, and who, acknowledged that he or she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee on this 17th day of February, 2022.

My Commission Expires: May 09, 2023



Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transaction is $0.00.

Frank C. Batson, Affiant

Judy W. Batson, Affiant

SWORN TO and subscribed before me
on this the 17th day of February, 2022.

Notary Public

My Commission expires: May 09, 2023

