Karen Johnson Davidson County
Batch# 807801 DEEDQC
02/17/2022 12:22:33 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220217-0018557

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
Judy W. Batson, Trustee 152 Spring Valley Rd. Nashville, TN 37214	New Owner	09508019900

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, JUDY W. BATSON, a married person, hereinafter referred to as Grantor, does hereby Quitclaim and convey unto JUDY W. BATSON, TRUSTEE FOR THE JUDY W. BATSON LIVING TRUST, DATED JULY 29, 2003, A TENNESSEE TRUST, hereinafter referred to as Grantee, her heirs, successors, and assigns, all of the right, title, and interest of Grantor in and to the following described tract or parcel of land, to *wit*:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Bluefield Square, Section 1, as of record in Book 5200, Page 38 in the Register's Office for said County.

Said Lot No. 2 fronts 72.49 feet on the northerly side of Spring Valley Road and runs back between lines, measuring 136.28 feet on the easterly line and 138.97 feet on the westerly line, a line in the rear measuring 80.00 feet thereon.

Being the same property conveyed to Judy W. Batson by quitclaim deed from Richard A. Northcutt, Trustee, who received same for such purpose from Frank C. Batson and wife, Judy W. Batson of record in Book 8248, Page 717, Register's Office for said County. Being the same property conveyed to Frank C. Batson and wife, Judy W. Batson by deed from Robert F. Risner and wife, Patsy W. Risner of record in Book 6219, Page 869, Register's office for said county.

This conveyance is subject to Restrictive Covenants of record in Book 5276, Page 248, Register's Office for said County, along with such limitations, restrictions, easements and encumbrances as may affect the premises.

This is improved real property known as: 152 Spring Valley Road; Nashville, TN 37214

The said Frank C. Batson, and Frank Batson, Jr., is one and the same person.

Frank Batson, Jr., joins in this instrument for the purpose of conveying any rights he may have as a result of his marriage to Judy W. Batson.

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 Batson, Jr.

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, Judy W. Batson and Frank Batson, Jr., the Grantor, with whom I am personally acquainted, or who presented adequate evidence of identification, and who, acknowledged that 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

ANTHONY BURNS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

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

ANTHONY BURNS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY