Karen Johnson Davidson County
Batch# 835903 DEEDQC
04/07/2022 09:23:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220407-0040251

After recording return to:
Closing USA, LLC
7665 Omnitech Pl.
Victor, NY 14564
File No. CL220016523LD

This document prepared by:
John O. Windsor, Esq.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Map-Parcel No.: 131 06 0E 248.00

QUITCLAIM DEED

THIS DEED made and entered into on this 26th day of March, 2022, by and between **Christopher J. Bateman, an unmarried man**, a mailing address of 248 Boxmere Pl, Nashville, TN 37215, hereinafter referred to as Grantor(s) and **Christopher J. Bateman, an unmarried man and Ronald G. Mitchell, an unmarried man, as joint tenants with right of survivorship,** a mailing address of 248 Boxmere Pl, Nashville, TN 37215, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Property Address: 248 Boxmere Pl, Nashville, TN 37215

Being the same property conveyed to Christopher J. Bateman from John W. Bizzack and wife, Carole P. Bizzack, in a Warranty Deed dated 04/20/2005, recorded 04/29/2005, under Instrument No. 20050429-0047894, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Christopher J. Bateman

Christopher J. Bateman

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Christopher J. Bateman, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville TN, this 26th day of March, 2022.

Deborah L Gaunt

Notary Public
My Commission expires: 11/06/2024

DEBORAH L. GAUNT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Christopher J. Bateman Ronald G Mitchell
Affiant

Print Name: CHRISTOPHER J. BATEMAN Ronald G Mitchell

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 26th day of March, 2022.

Notary Public
My Commission Expires: 11/06/2024

DEBORAH L. GAUNT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

Name and address for person(s) responsible for taxes:

Christopher J. Bateman and Ronald G. Mitchell
248 Boxmere Pl
Nashville, TN 37215

Name and address of property owner:

Christopher J. Bateman and Ronald G. Mitchell
248 Boxmere Pl
Nashville, TN 37215

EXHIBIT A
LEGAL DESCRIPTION

The following described property situated in the County of Davidson, State of Tennessee, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 248, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF BURTON HILLS VILLAGE OF BOXMERE, PHASE I, A CONDOMINIUM, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED, OF RECORD IN BOOK 6666, PAGE 749, AMENDED IN BOOK 6824, PAGE 308, BOOK 6908, PAGE 738, BOOK 6911, PAGE 831, BOOK 6921, PAGE 226, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID UNIT BEING DEPICTED ON THE CONDOMINIUM SITE PLAN ATTACHED AS EXHIBIT "A"TO THE AFOREMENTIONED MASTER DEED.

BEING THE SAME PROPERTY CONVEYED TO CHRISTOPHER J. BATEMAN FROM JOHN W, BIZZACK AND WIFE, CAROLE P. BIZZACK, DATED 04/20/2005, RECORDED 04/29/2005, DEED INSTRUMENT # 20050429-0047894, COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Parcel/APN/Tax ID: 131 06 0E 248.00

Certificate of Authenticity

I, Jennifer Terranova, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 3/26/2022.

Date

Jennifer Terranova

Affiant Signature

3/30/2022

Date

State of New York

County of Ontario

Sworn to and subscribed before me this 30 day of March, 20 22.

Kimberly K. Atkins

Notary Signature

KIMBERLY L. ATKINS
Notary Public, State Of New York
Monroe County, Reg # 01AT5059350
Commission Expires April 22, 2022

My Commission Expires: 04/22/2022

Date

Notary's Seal (if on paper)