Karen Johnson Davidson County
Batch# 838293 DEEDQC
04/12/2022 09:59:11 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220412-0042078

This Instrument Prepared by:
Banker Title & Escrow Corporation
3310 West End Avenue, Suite 540
Nashville, Tennessee 37203

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bill to:	MAP-PARCEL
Dana and Richard Samuel Battaglia 202 Lauderdale Road Nashville, TN 37205	NEW OWNER	091-07-0-443.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the Grantee, the receipt of which is hereby acknowledged, I, **Dana Battaglia,** the **Grantor** herein, by these presents do hereby **QUITCLAIM** and **CONVEY** unto **Dana Battaglia and husband, Richard Samuel Battaglia,** the **Grantees** herein, their successors and assigns, all of my right, title, and interest in and to the following described real property in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 1308, Block 186 on the map of No.1 Plan of West Nashville of record in Plat Book 57, Page (s) 74 and 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Dana Battaglia, married, by Warranty Deed from Tennessee Avenue Development LLC, a Tennessee limited liability company, of record in Instrument No. 20161208-0128782, Register's Office for Davidson County, Tennessee. This instrument is intended to create a tenancy by the entireties amongst Grantees.

This conveyance is made subject to all restrictions, easements, rights of way, covenants, and conditions contained in the deeds forming the chain of title to this property.

This instrument prepared based upon information provided by Grantors. No title search has been conducted pursuant to the execution of this Quitclaim Deed.

This is improved real property with a mailing address of: 5403B Tennessee Ave., Nashville, TN 37209.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 11 day of April, 2022.

Dana Battaglia

Dana Battaglia

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Dana Battaglia,** the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 11 day of April, 2022.

Notary Public

My Commission Expires:_____

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

STATE OF TENNESSEE
COUNTY OF Davidson

The Actual Consideration or Value, whichever of greater, for this transfer is $0.00.

Nancy Enoch

Affiant

Subscribed and sworn to before me this 11 day of April, 2022.

Notary Public

My Commission Expires:_____

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024