Karen Johnson Davidson County
Batch# 873761 DEEDQC
06/17/2022 01:28:30 PM 1 pg
Fees: $12.00 Taxes: $0.00
20220617-0069745

This Instrument Prepared by Ready Now Title, Services, LLC, 131 Indian Lake Blvd., Suite 100B, Hendersonville, TN 37075

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, Freddie K. Batey, Jr., ("Grantor"), a married man, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto New Wave Mtg, LLC, (Grantee), all of her rights, title, and interests in the following described real property, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 120 ON THE PLAN OF COBB'S SUBDIVISION, OF LOT NO. 6 OF THE HARDING-BOSLEY TRACT, AS OF RECORD IN BOOK 161, PAGE 155, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Quit Claim Deed of record at Instrument Number 20070503-0052956, in said Register's Office. The grantor warrants that this property is not his primary residence.

IN TESTIMONY WHEREOF I have executed this instrument the 8 day of June 2022.

Freddie K. Batey, Jr.

GREGORY STARR NOTARY PUBLIC STATE OF GEORGIA MY COMM. EXP. 4/30/2025 DEKALB COUNTY, GEORGIA

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF DeKalb

Personally appeared before me, a Notary Public in and for said state and county, Freddie K. Batey, Jr., with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 8 day of June, 2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

For recording information only

STATE OF TENNESSEE
COUNTY OF _____

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00**.

New Wave Mtg, LLC
AFFIANT

SUBSCRIBED AND SWORN before me this the 15th day of June, 2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES: July 23rd 2023

WESLEY MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-23-2023

PROPERTY ADDRESS: **1737 24th Avenue North**
Nashville, TN 37208
TAX PARCEL NO.: **81-10-204**
PROPERTY OWNER: **New Wave Mtg, LLC**
OWNER'S ADDRESS: 8011 Brooks Chapel Rd #2832
Brentwood, TN 37024
MAIL TAX BILLS TO: **Owners at the owners' address**