AFTER RECORDING RETURN TO:
Closing USA, LLC
7665 Omnitech Place
Victor, NY 14564
File No. CL220040980LD

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
716-634-3405

Tax ID No.: 120 13 0 092.00

Karen Johnson Davidson County
Batch# 877024 DEEDQC
06/24/2022 08:36:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220624-0072161

QUITCLAIM DEED

This deed is exempt from transfer tax pursuant to Sec. 67-4-409(a)(3)(A)(i).

THIS DEED made and entered into on this 13 day of June, 2022, by and between **Joseph D. Bateman, a married man who acquired title as an unmarried man, joined in execution by his spouse Mackenzie Bateman,** residing at 736 Glenn Court, Nashville, TN 37217, hereinafter referred to as Grantor(s) and **Joseph D. Bateman and Mackenzie Bateman, husband and wife, as tenants by the entirety**, residing at 736 Glenn Court, Nashville, TN 37217, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE PLAN OF THE GLENN, OF RECORD IN PLAT BOOK 6900, PAGE 138, 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 JOSEPH D. BATEMAN, AN UNMARRIED MAN, FROM BRETT C. MCCARTHY AND WIFE, KATHLEEN MCCARTHY, DATED 04/18/2017, RECORDED 04/24/2017, DEED INSTRUMENT # 20170424-0039690, COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Property Address: 736 Glenn Court, Nashville, TN 37217

Being the same property conveyed to the Grantor(s) in a Deed recorded on 04/24/2017 under Instrument Number: 20170424-0039690 in the Register's Office of 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.

Joseph D. Bateman

Mackenzie Bateman

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Joseph D. Bateman and Mackenzie 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 Davidson County Tennessee, this 13 day of June, 2023

Notary Public

My Commission expires: 1-28-2024

DERRICK M BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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.

Affiant

Print Name: Joseph D Bateman

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 13 day of June, 2022.

Notary Public
My Commission Expires: 1-28-2024

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

Joseph D. Bateman and Mackenzie Bateman
736 Glenn Court
Nashville, TN 37217

Name and address of property owner:

Joseph D. Bateman and Mackenzie Bateman
736 Glenn Court
Nashville, TN 37217

DERRICK M BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 LOT NO. 1 ON THE PLAN OF THE GLENN, OF RECORD IN PLAT BOOK 6900, PAGE 138, 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 JOSEPH D. BATEMAN , AN UNMARRIED MAN, FROM BRETT C. MCCARTHY AND WIFE, KATHLEEN MCCARTHY, DATED 04/18/2017, RECORDED 04/24/2017, DEED INSTRUMENT # 20170424-0039690, COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Parcel/APN/Tax ID: 120 13 0 092.00

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 6/13/2022.

Date

Jennifer Terranova

Affiant Signature

6/15/2022

Date

State of New York

County of Ontario

Sworn to and subscribed before me this 15 day of JUNE, 2022.

Kimberly L. Atkins

Notary Signature

KIMBERLY L. ATKINS
Notary Public, State Of New York
Monroe County, Reg # 01AT5059350
Commission Expires April 22, 2026

My Commission Expires: 04/22/2026

Date

Notary's Seal (if on paper)