Karen Johnson Davidson County
Batch# 921956 DEEDQC
09/27/2022 01:00:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220927-0106892

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214
*This Quit Claim Deed is being recorded to correct Quit Claim Deed of Record at 20220617-0069745, in Register's Office of Davidson County, Tennessee by adding the non-marital residence clause.

CORRECTED QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of Zero Dollars and no/100 ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Freddie K. Batey, Jr. ("Grantor"), married,** hereby sells, remises, releases, conveys, and quit claims unto **New Wave Mtg, LLC,** (Grantee), all of his/her/their/its 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 Warranty Deed of record at Instrument Number **20070503-0052956** in said Register's Office.
***Grantor warrants that this property is not his primary residence, and that said property has been used for investment purposes only and was never used as a marital residence.**

IN TESTIMONY WHEREOF I have executed this instrument the 9 day of **August, 2022.**

Freddie K. Batey, Jr.

STATE OF ~~TENNESSEE~~ GEORGIA
COUNTY OF ROCKDALE

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 he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 9 day of **August, 2022.**

Joshua Orellana
NOTARY PUBLIC

MY COMMISSION EXPIRES: 2-7-26

JOSHUA ORELLANA NOTARY PUBLIC STATE OF GEORGIA MY COMM. EXP. 2/7/2026 ROCKDALE COUNTY GEORGIA

For recording information only

STATE OF TENNESSEE
COUNTY OF Davidson

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.**

AFFIANT

SUBSCRIBED AND SWORN before me this the 23 day of Sept. **August, 2022.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-6-25

CARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/06/2025 DAVIDSON COUNTY

PROPERTY ADDRESS:	**1737 24th Ave N, Nashville, TN 37208**
TAX PARCEL NO.:	**08110020400**
PROPERTY OWNER:	**New Wave Mtg LLC**
OWNER'S ADDRESS:	**8011 Brooks Chapel Rd, #2832, Brentwood, TN 37024**
MAIL TAX BILLS TO:	**New Wave Mtg LLC** **8011 Brooks Chapel Rd, #2832, Brentwood, TN 37024**

Certificate of Authenticity

I, Holly Mason, 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 9/23/22.

Affiant Signature

9/26/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 26 day of September, 2022

Notary's Signature

(Notary Seal)

My Commission Expires: 11/3/25

202209270106892