Karen Johnson Davidson County
Batch# 947094 DEEDQC
12/02/2022 01:52:02 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20221202-0126336

Prepared by Anthony Burns, Attorney
2517 Lebanon Pk., Ste 301, Nashville, TN 37214
(615) 469-6857; Anthony@AttyBurns.com

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To:	MAP-PARCEL NUMBER
Donna Pearson Battle 203 Northcrest Commons Circle Nashville, TN 37211	new owner	Map 147 Group 12A Parcel 203

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and no other monetary consideration, Donna Pearson Battle (f/k/a, Donna Leigh Pearson), Executrix for the Estate of Barbara G. Pearson, deceased, hereinafter referred to as Grantor, authorized by the probated Will, Docket No. 22P-782 in the Probate Court for Davidson County, Tennessee, by these presents do hereby quitclaim and convey unto Donna Pearson Battle, hereinafter referred to as Grantee, her heirs, successors and assigns, all of the interest of Grantor in the following described tract or parcel of land, to *wit*:

Land in Davidson County Tennessee, being Unit No. 203 Northcrest Phase One and Two, A Horizontal Property Regime with private elements as described in Exhibit A to the Declaration of Covenants, Conditions and Restrictions for Northcrest Commons Homeowner's Association, Inc., of record in Instrument No. 20040615-0070835, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made for more complete details of said units.

Being the same property conveyed to Barbara G. Pearson, by deed from Saddlebrook, Inc., a Tennessee Corporation, of record in Book 20050823-0100586, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises.

This is improved real property known as: 203 Northcrest Commons Circle; Nashville, TN 37211, and was formerly known as 415 Northcrest Drive #203, Nashville, TN 37211

The said Donna Pearson Battle and Donna Leigh Pearson is one and the same person.

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE GRANTOR HEREIN WITHOUT VERIFICATION. THERE HAS BEEN NO TITLE SEARCH TO DETERMINE OWNERSHIP OR STATUS OF TITLE. NO WARRANTY OF TITLE EXPRESSED OR IMPLIED.

IN WITNESS WHEREOF, I have hereunto set my hand on this 1st day of December, 2022.

Donna P. Battle

Executrix, Donna Leigh Pearson, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for the aforesaid State and County, Donna Leigh Pearson, Executrix, the Grantor, with whom I am personally acquainted, or who presented adequate evidence of identification, and who, acknowledged the execution of the foregoing instrument for the purposes therein contained by virtue of the authority vested in him/her as Executrix of the Will of Barbara G. Pearson, and Order of the Probate Court of Davidson County, Tennessee, of record as Docket No. 22P-782.

WITNESS my hand and official seal at Nashville, Tennessee, on this 15th day of December, 2022.

ANTHONY BURNS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: May 09, 2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is ~~greater~~, for this ~~transaction is~~ $0.00

Donna Leigh Pearson, AFFIANT

SWORN TO and subscribed before me on this the 15th day of December, 2022.

Notary Public

My Commission expires: May 09, 2023

ANTHONY BURNS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY