SEND TAX NOTICE TO:
NEW OWNER:
Shirley Osborne Batsel
3743 Couchville Pike

Karen Johnson Davidson County
Batch# 957217 DEEDQC
01/03/2023 03:29:31 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230103-0000397

This Instrument Prepared By:
Laurie Y. Young
Attorney At Law
119 North Maple Street
Murfreesboro, Tennessee 37130

Map - Parcel
138.00-0-090.00

QUITCLAIM DEED

This transaction is exempt from realty transfer tax pursuant to Tenn. Code Ann. § 67-4-409(a)(1)(C)(v), and PURSUANT TO AND IN CONSIDERATION OF the terms of a certain Final Decree of Divorce entered on December 7, 2022, in the Third Circuit Court for Davidson County, Tennessee, in the case of *Shirley Osborne Batsel v. Reid Allen Batsel*, Docket Number 22D351, Reid Allen Batsel has bargained and sold, and by these presents does transfer, quitclaim, and convey unto the said Shirley Osborne Batsel, her heirs, successors, and assigns, all his right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in the 4th Civil District of Davidson County, Tennessee, described according to a survey made by Don Shanklin, Surveyor, September 3, 1996, as follows:
>
> Beginning in the center of Couchville Pike at the northwest corner of the property conveyed to Willie Seay, et al, of record in Book 2598, page 515, Register's Office for said County; thence with said Seay's western boundary line couth 3 degrees 04' west 647 feet and south 3 degrees 29' west 407 feet to a stake; thence north 84 degrees 23' west 200 feet; thence north 2 degrees 04' west 1,076 feet, more or less, to the center of Couchville Pike; thence with the same south 81 degrees 30' east 300 feet to the beginning.
>
> Being the same property conveyed to Reid A. Batsel and Shirley O. Batsel, husband and wife, by Warranty Deed from Judy Marie Wright, Hayes Kenneth Williams, and Beverly Williams Wallace, dated October 30, 2020, in Instrument No. 2020103-0126865 of the Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to any and all existing restrictions and easements of record.
>
> This is improved property known located at 3743 Couchville Pike, Hermitage, Tennessee 37076.

That **REID ALLEN BATSEL** executes this instrument for the express purpose of transferring any interest he may have in the above-described property to **SHIRLEY OSBORNE BATSEL** the grantee named herein.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 4 day of November 2022.

REID ALLEN BATSEL

STATE OF TENNESSEE }
} SS:
COUNTY OF Williamson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **REID ALLEN BATSEL**, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument (QUITCLAIM DEED) for the purposes therein expressed and contained.

WITNESS my hand and official seal at College Grove, Tennessee, this the 4 day of November 2022.

Bonnie Spain
NOTARY PUBLIC

BONNIE SPAIN STATE OF TENNESSEE NOTARY PUBLIC MARSHALL COUNTY

My Commission expires: July 1st 2025

AFFIDAVIT

I hereby swear or affirm that this conveyance is made pursuant to T.C.A. § 67-4-109(a)(1)(C)(v), and therefore no transfer tax is due or payable for the recordation of this instrument.

AFFIANT

Sworn to and subscribed before me, this 4 day of November 2022.

Bonnie Spain
NOTARY PUBLIC

BONNIE SPAIN STATE OF TENNESSEE NOTARY PUBLIC MARSHALL COUNTY

My Commission Expires: July 1st 2025