Karen Johnson Davidson County
Batch# 1001579 DEEDQC
05/10/2023 11:10:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230510-0034822

THIS INSTRUMENT PREPARED BY:
Matthew Mullins, atty.
Mullins Law, pllc
541 N. Mount Juliet Rd, Ste 2303C
Mount Juliet, TN 37122
(615) 701-6444

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration for this transfer is $--10.00--.

Dana Battista

Dana Battista, Grantor, Affiant

Subscribed and sworn to before me, this 10th day of May, 2023.

Notary Public
My Commission Expires: February 9, 2025

KEELY MULLINS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires Feb 9, 2025

Address of new owners:	Send Tax Bills to:	Map-Parcel Numbers:
Dana Battista; Trustee of the Dana Battista Living Trust 5187 John Hagar Road Hermitage, TN 37076	SAME	098-00-0-121.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Dana Battista, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable trust established by the Grantor, hereby remise, release and quitclaim all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Dana Battista, Trustee of the Dana Battista Living Trust, established by the Trust Agreement dated August 12, 2015**, as amended and restated from time to time, and to their successors in trust, with full power

to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS our hands this 10th day of May, 2023.

Dana Battista

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dana Battista , with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10th day of May, 2023.

My Commission Expires: February 9, 2025



Notary Public

EXHIBIT A

Legal Description

Tract 1:
Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Jesse's Acres of record in Plat Instrument No. 20121016-0094717, 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 Dana Battista and Miranda B. Kenney, by Warranty deed from UST, LLC, a South Carolina Limited Liability Company, of record in Instrument No. 20220713-0080247 Register's Office for Davidson County, Tennessee, dated July 8, 2022 and recorded July 13, 2022.

Being also known as 5187 John Hagar Road, Hermitage, Tennessee 37076

Tract 2:
Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Jesse's Acres of record in Plat Instrument No. 20121016-0094717, 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 Dana Battista and Miranda B. Kenney, by Warranty deed from UST, LLC, a South Carolina Limited Liability Company, of record in Instrument No. 20220713-0080247 Register's Office for Davidson County, Tennessee, dated July 8, 2022 and recorded July 13, 2022.

Being also known as 5185 John Hagar Road, Hermitage, TN 37076.

Certificate of Authenticity

I, Matthew Mullins, 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 May 10, 2023.

Date

Matthew Mullins

Affiant Signature

May 10, 2023

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 10th day of May, 2023.

Keely Mullins

Notary's Signature

My Commission Expires: 2/9/2025

Date

Notary's Seal (if on paper)

KEELY MULLINS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires Feb. 9, 2025