Name and Address of New Owner(s):
Battles Investments, LLC
530 Acklen Park Dr.
Nashville, TN 37205

Karen Johnson Davidson County
Batch# 1007892 DEEDQC
05/25/2023 02:27:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230525-0039618

Send Tax Bills To:
New Owner(s)

This Instrument Prepared By:
Steven Disser, Esq.
Greater Nashville Title, LLC
4603 Gallatin Pike,
Nashville, TN 37216

Map & Parcel No: 90-8-57.00

QUITCLAIM DEED

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 legal sufficiency of which are hereby irrevocably acknowledged, **Denise Battles, unmarried,** hereinafter called the Grantor, quitclaims unto **Battles Investments, LLC, a Tennessee Limited Liability Company,** hereinafter called the Grantee, all my title and interest, if any, to the following described real estate in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 47, West Nashville Annex, as shown on plat of record in Plat Book 332, page 24, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lot.

Being the same property conveyed to Jessica King and Joseph Bradley King, Jr., wife and husband by Warranty Deed from Juan B. Ventura and Susana Andrade, husband and wife, dated July 18, 2016, recorded July 21, 2016, filed of record as Instrument No. 20160721-0075097, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to Juan B. Ventura and Susana Andrade, husband and wife, by Warranty Deed from Ammar S. Qazait and Mahmoud S. Qazait, dated May 7, 2010, recorded May 20, 2010, of record in Instrument No. 20100520-0038877, said Register's Office.

Being the same property conveyed to Denise Battles, unmarried, by Warranty Deed from Jessica King and Joseph Bradley King, Jr., wife and husband, signed January 23, 2018 and recorded January 24, 2018 in Instrument No. 20180124-0007339, Register's Office for Davidson County, Tennessee.

This is improved property also known as 666 Annex Avenue, Nashville, Tennessee 37209.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 25th day of MAY, 2023.

Denise Battles (SEAL)

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Denise Battles, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 25 day of May 2023.

Notary Public
My commission expires: 5-9-26

COUNTY OF DAVIDSON MELISSA R SHAFFER STATE OF TENNESSEE NOTARY PUBLIC

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$0**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 25 day of May, 2023.

Notary Public
My commission expires: 5-9-26

COUNTY OF DAVIDSON MELISSA R SHAFFER STATE OF TENNESSEE NOTARY PUBLIC

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 5-25-23.

Affiant Signature

5.25.23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 25 day of May, 2023.

5-9-26
Notary Signature

My Commission Expires: 05/09/2026

