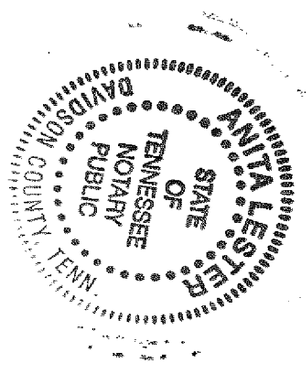
Karen Johnson Davidson County
Batch# 1009786 DEEDQC
06/01/2023 08:33:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230601-0041182

QUITCLAIM DEED



STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May, 2023.

Notary Public

MY COMMISSION EXPIRES: 10/2/23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert J. Notestine, III, Attorney at Law
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

File No.: 23-0264

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
The Frank Batson Living Trust and The Ronald G. Grizzard Living Trust	New Owner	Map: 096010B00100CO
(NAME) 120 Donelson Pike Suite 101	(NAME)	
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

FRANK C. BATSON AND RONALD G. GRIZZARD,

HEREINAFTER CALLED THE GRANTORS, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO

FRANK BATSON, TRUSTEE OF THE FRANK BATSON LIVING TRUST DATED JULY 29, 2003, A 50% INTEREST, AND RONALD G. GRIZZARD, TRUSTEE OF THE RONALD G. GRIZZARD LIVING TRUST DATED JANUARY 20, 2003, A 50% INTEREST,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF OUR INTEREST IN IN THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE LOCATED IN DAVIDSON COUNTY, TENNESSEE:

Land in Davidson County, Tennessee, being Unit No. 101 as shown on the Plan of One Hundred Twenty Donelson Pike Office Condominium, as established by Master Deed of record in Book 6974, Page 649, Register's Office for said County. Reference is hereby made to the Plat of One Hundred Twenty Donelson Pike Office Condominium set forth in Exhibit C of said Master Deed, recorded in Book 6974, Page 672, said Registers Office, for a more complete description.

LESS and EXCEPT that certain property conveyed to the State of Tennessee by Warranty Deed of record in Instrument No. 20021007-0121768, in the Register's Office for Davidson County, Tennessee.

INCLUDED in this description, but specifically EXCLUDED therefrom is the following property described as follows, to wit:

Beginning at a point in the existing west margin of State Route 255, said point being 40.94 feet left of State Route 255 proposed centerline station 19+728.555; thence with said existing west margin southerly 148 feet more or less to a point, said point being 41.90 feet left of State Route 255 proposed centerline station 19+683.643; thence with the existing northwest margin of said road having a curve right and southwesterly 14 feet more or less to a point, said point being 45.24 feet left of State Route 255 proposed centerline station 19+679.832; thence with the proposed west margin of said road (1) North 07 degrees 39

minutes 38 seconds East 47.23 feet (2) having a 6606.92 foot radius curve right and northerly 30.25 feet (3) North 11 degrees 15 minutes 00 seconds East 83.21 feet to the point of beginning, containing 460 square feet and being part of the same property conveyed to Frank C. Batson and Ronald C. Grizzard as of record in Book 6663, page 828, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Frank C. Batson and Ronald G. Grizzard by Quiclaim Deed from Barry F. Omohundro and wife, Karen M. Omohundro, of record in Book 6653, Page 828, dated September 20, 1985, Register's Office for said County.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This is improved property, known as 120 Donelson Pike, Suite 101, Nashville, TN 37214
(House No.) (Street) (P.O. Address) (City) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 25th day of May, 2023.

Frank C. Batson

Ronald G. Grizzard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frank C. Batson and Ronald G. Grizzard, 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, 25th day of May, 2023.

My Commission Expires:
November 2, 2026

Notary Public

LISA B PURKEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certification of Recorded Documents

I, Anita Lester, 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 31, 2023.

(AFFIANT) – Anita Lester

May 31, 2023
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me May 31, 2023.

My commission expires: 3.3.26

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY