Karen Johnson Davidson County
Batch# 1047372 DEEDQC
09/07/2023 11 54 25 AM 2 pgs
Fees $12 00 Taxes $0 00
20230907-0070199

Prepared By: Name: Kristen Menke Law, PLLC Address: 4235 Hillsboro Pike, Suite 300 City/State Nashville, Tennessee 37215	**4304 Lone Oak Road** **Nashville, TN 37215**
QUIT CLAIM DEED	Map-Parcel Numbers: 131 03 0 197.00 Plat Book 974 / Page Number: 19
After Recording Return To: Name: Amanda Johnson Address: 4304 Lone Oak Road City/State. Nashville, Tennessee 37215	**Send Tax Bill To:** Name: Freedom Mortgage Address. P.O. Box 22670 City/State. Rochester, NY 14692

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR AND NO/100 ($1.00), CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECIPT OF WHICH IS HEREBY ACKNOWLEDGED,

ANTHONY D. BATES, an unmarried man, hereinafter known as the "Grantor", hereby grants, remises, releases, conveys and confirms unto AMANDA JOHNSON *fka* AMANDA J. BATES, an unmarried woman, hereinafter known as the "Grantee, their heirs and assigns," all the rights, title, interest and claim in and of his interest in 4304 Lone Oak Road, Nashville, Tennessee 37215, situated in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 53 and the southerly triangular part of Lot No. 52 on the Map of Neil Hunt's Subdivision, as of record in Book 974, Page 19, Register's Office for said County, described according to a copy of a survey thereof made by William Collier Parrish Associates, Civil Engineers, dated August 11, 1962.

Beginning at a point in the center of Lone Oak Road, formerly Glendale Lane, at the common corner Lots 52 and 53 on said plan; thence with the center of said road, southerly 75 feet to a point; thence with the southerly line of Lot No. 53, eastwardly 250 feet to a iron stake; thence northerly 104.4 feet to an iron stake in the easterly line of Lot No. 52 which said point is 8.4 feet north of the northeast corner of Lot No. 53 on said Plan; thence westerly 253 feet to the point of beginning.

Being the same property conveyed to Anthony D. Bates and spouse, Amanda J. Bates, on February 29, 2008, and recorded on March 3, 2008, of record in Instrument No. 20080303-0020918, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Arthur B. Noel, unmarried by deed from Cynthia L. Cavalier, unmarried and Carolyn Cavalier Rosenberg, married, dated July 6, 2007, of record in Instrument No. 20070726-0089071, Register's Office for Davidson County, Tennessee.

Said real estate, together with all appurtenances, estate, right, title and interest in and to the above-described property, being conveyed to Grantee, AMANDA JOHNSON, her heirs, administrators, executors, and assigns forever, on July 25, 2023, pursuant to domestic settlement decree, to wit. Final Decree of Divorce, entered July 25, 2023, Case Name: Amanda J. Bates v. Anthony D. Bates, Third Circuit Court, Davidson County, Tennessee, Case Number: 23D337.

ANTHONY D. BATES, GRANTOR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, ANTHONY D. BATES, the within named Grantor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

SWORN to and subscribed before me this 29th day of August 2023.

NOTARY PUBLIC

My Commission Expires: November 6, 2023

RONNIE W FARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023