Karen Johnson Davidson County
Batch# 1061507 DEEDQC
10/17/2023 01:17:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231017-0081435

NEW OWNER:

Mary Michele Batson aka Michele Batson
708 Bryan Street
Old Hickory, TN 37138

SEND TAX BILLS TO:
New Owner

Map and Parcel:
044150C00700CO

THIS INSTRUMENT PREPARED BY:

Rouse Law Group, PLLC
2800 North Mount Juliet Road
Mount Juliet, Tennessee 37122

This instrument was prepared solely from information provided by the parties.

QUITCLAIM DEED

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged MARK KEITH BATSON AKA KEITH BATSON, hereinafter called the Grantor, has quitclaimed to MARY MICHELE BATSON AKA MICHELE BATSON, hereinafter called the Grantee, all of his interest to her heirs and/or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Number 7 on the Final Plat of Soldier's Rest Subdivision, of record in Instrument Number 20170213-0015022, Register of Deed's Office for Davidson County, to which reference is herby made for a more comprehensive legal description.

Being the same property conveyed toMary Michele Batson aka Michele Batson and Mark Keith Batson aka Keith Batson, by Deed from Hillcrest, LLC, dated May 1, 2015, of record as Instrument 20150501-0039667, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

WITNESS SIGNATURE(S) this 30th day of September 2023.

MARK KEITH BATSON AKA KEITH BATSON

STATE OF Florida
COUNTY OF Walton

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **MARK KEITH BATSON AKA KEITH BATSON**, 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.

WITNESS my hand and official seal at office, this 30th day of September, 2023.

My commission expires: October 3, 2026 Notary Public

LORI BREWINGTON
Commission # HH 318605
Expires October 3, 2026

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The actual consideration or value, whichever is greater, for this transfer is $ 0.00.

Affiant

Sworn to and subscribed to before me, this the 30th day of September, 2023.

My commission expires: October 3, 2026 Notary Public

LORI BREWINGTON
Commission # HH 318605
Expires October 3, 2026

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 9/30/23.

Date

Celia Stewart-Rouse

Affiant Signature

9/30/23

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 30th day of September, 2023.

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY