QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1063640 DEEDQC
10/23/2023 10:06:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231023-0082751

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF October, 2023.

Notary Public

MY COMMISSION EXPIRES: 10-26-26
(AFFIX SEAL)

HUNTER B. THRASHER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2023-GTE-313

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
930 Battery LN, LLC	Same as owner	132 09 0 115.00
(NAME) 2924 Wellesley Trace	(NAME)	
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **EPS Homes, LLC, a Tennessee limited liability company** (the "**Grantor**"), by these presents does hereby quitclaim, transfer and convey to **930 BATTERY LN, LLC, a Tennessee limited liability company**, (the "**Grantee**"), its successors and assigns, all if its right, title, and interest in that certain property in Davidson County, Tennessee, described as follows (the "**Property**"), to-wit:

Land in Davidson County, Tennessee, Being the Southwest part of Lot No. 43 on the Map Showing Subdivision of Lots 27-28-36-37-38-39-40-41-42-43 and Part of Lots 35 & 44 in Oak Hill Subdivision No. 1, of record in Book 547, Page 52, said Register's Office.

Said part of Lot No. 43 Fronts 138.7 feet on the North side of Battery Lane and runs back between parallel lines along the East margin of Soper Avenue, 300 feet to a dead line.

Being the same property conveyed to EPS Homes, LLC, a Tennessee Limited Liability Company, by Warranty Deed from John Thomas Purdom, II, of record in Instrument No. 20220607-0065008, in the Register's Office for Davidson County, Tennessee, dated May 31, 2022 and recorded on June 7, 2022.

This is improved property located at 930 Battery Lane, Nashville, TN 37220.

This conveyance is made subject to any and all matters, restrictions, and/or easements of record. Grantor makes no representations or warranties whatsoever with respect to the title or condition of the Property.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed the 20th day of October, 2023.

GRANTOR:

EPS Homes, LLC,
a Tennessee Limited Liability Company

By: _____
Alex Sitomer, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Alex Sitomer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the sole member of EPS Homes, LLC, a Tennessee limited liability company, the within names Grantor, and being duly authorized, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 20th day of October, 2023.

HUNTER B. THRASHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

_____
Notary Public

My Commission Expires: 10-26-25

TRUE COPY CERTIFICATION

I, Tifphany Wilson, 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 October 20, 2023.

Signature
Date: October 20, 2023

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 20th day of October, 2023 personally appeared before me, a notary public for the State aforesaid, Tifphany Wilson, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025