Karen Johnson
Batch # 1094594
01/26/2024 08:26:05 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240126-0005296

This Instrument Prepared by:
Jessica Doyle
Tennessee Adoption and Family Law, PLLC
1103 Holly Street
Nashville, Tennessee 37206
615.896.2022

THIS INSTRUMENT IS PREPARED BASED UPON INFORMATIONPROVIDED BY THE PARTIES. NO TITLE SEARCH WAS DONE IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT. THE PREPARER MAKES NOREPRESENTATION AS TO THE STATUS OF TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN HEREIN.

The actual consideration or value
Whichever is greater for this
Transfer is $1.00.

AFFIANT, JAMES TAYLOR BATES

STATE OF TENNESSEE)
COUNTY OF DAVDSON)

Sworn to and subscribed before me
This 26th day of June, 2023.

JESSICALYN DOYLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-6-2026

NOTARY PUBLIC

My Commission Expires: 7-6-26

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
James Taylor Bates 1016 Shadow Lane Nashville, TN 37206	Same as New Owner	084-01-0-147.00

FOR AND IN CONSIDERATION OF THE SUM OFone dollar (1.00) cash in hand paid, the receipt of which is hereby acknowledged and other good and valuable consideration, Stephanie Davis Hudacek ("Grantor") this day have bargained and sold, and hereby quitclaim, convey and transfer unto James Taylor Bates("Grantee"), all of her interest in and to a certain tract of land in Davidson County, Tennessee as described more fully as follows:

CERTAIN LAND, LOCATED
IN DAVIDSON COUNTY, TENNESSEE:

Land in Davidson County, Tennessee, being Lot No. 87 on the Plan of Section One, Rose Estates of record in Plat Book 3600, Page 37, in the Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James Taylor Bates, a married man, by General Warranty Deed from Kelly Webb, a married woman, and Brent Whitworth, a married man, of record in Instrument No. 20210412-0048327 in said Register's Office of Davidson County, Tennessee, dated April 9, 2021, and recorded on April 12, 2021.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This conveyance is being made subject to:

1. Subject to all matters shown on the Plan of record in Plat Book 3600, Page 37, Register's Office for Davidson County, Tennessee.

2. Restrictions of record in Book 3676, Page 361, as amended in Book 3707, Page 356 and Book 3805, Page 360 and Book 3862, Page 92 and Book 3840, Page 393 in the Register's Office for Davidson County, Tennessee.

3. Grant of Anchor Easement to the Metropolitan Government of Nashville and Davidson County of record in Book 9738, Page 953, in the Register of Deed's Office for Davidson County, Tennessee.

This Instrument was prepared with information by the Grantees. No title examination was performed to validate the accuracy of title. Therefore, the preparer does not accept liability for this instrument.

This is **improved** property known as **1016 Shadow Lane, Nashville, TN 37206 .**

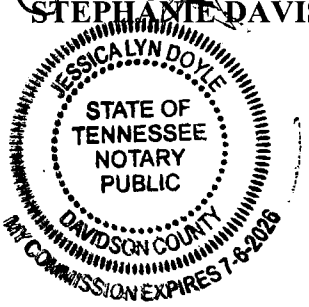
IN WITNESS WHEREOF, the Grantors hereby affix their signatures on the 26th day of June, 2023.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Stephanie Davis Hudacek with whom I am personally acquainted (or proved to me by satisfactory evidence), personally appeared before me, the undersigned, a Notary Public in Davidson County, Tennessee, and acknowledged that she executed this instrument for the purposes stated in the instrument.She further pledges that she did not execute said conveyance under any duress or coercion from any other individual.

Witness my hand and official seal, this 26th day of June, 2023.

STEPHANIE DAVIS HUDACEK



NOTARY PUBLIC

My Commission Expires: 7-4-26