Karen Johnson
Batch # 1096704
02/01/2024 10:30:10 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240201-0007090

STATE OF TENI
COUNTY OF DA

THIS INSTRUMENT PREPARED BY:

Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd
Suite 130
Nashville, TN 37215
No title search was performed in preparation of this Quitclaim Deed.

The actual consideration for this transfer is: $0.00.

Affiant

Subscribed and sworn to before me, this 28 day of December, 2021.

Notary Public

My Commission Expires: May 5, 2025

Notary Public State of Tennessee Davidson County

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Kathleen Moore, Trustee P.O. Box 41867 Nashville, TN 37204	New Owner	Map and Parcel No.: 130-09-0-N-002.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Dwight P. Wiles, Trustee of the 944B Battery Lane Trust, dated September 24, 2019** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Kathleen Moore, Successor Trustee of the 944B Battery Lane Trust, dated September 25, 2019**, its heirs and assigns, all of his rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 2, as shown on Exhibit "C" on the plan entitled Declaration of Covenants, Conditions and Restrictions for Battery Place Homeowners Association, of record in Instrument No. 20150828-0087419, 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 Dwight P. Wiles, Trustee of the 944B Battery Lane Trust, dated September 24, 2019 by Warranty Deed from Katrina Nicole Barnett, Trustee of the Katrina Nicole Barnett Inheritance Trust, U/A/D March 1, 2018, dated October 1, 2019 and recorded on October 7, 2019 in Instrument No. 20191007-0102458 in the Register's Office of Davidson County, Tennessee. Kathleen Moore having replaced Dwight P. Wiles as Trustee pursuant to that certain First Amendment of the Trust Agreement for the 944B Battery Lane Trust referenced herein.

This is improved property known as: **944B Battery Lane, Nashville, TN 37220.**

Grantor covenants that he is lawfully seized and possesses said real property in fee simple, has a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. This instrument was prepared without the benefit of a title search. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28 day of December, 2021.

944B Battery Lane Trust

Dwight P. Wiles, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Dwight P. Wiles, Trustee of the Trust referenced herein**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument with authority and in such capacity for the purposes therein contained.

Witness my hand, at Office, this 28th day of December, 2021.

Notary Public

My Commission Expires: 1/6/25

BRIANNA GRUTADAURIO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 06, 2025