Karen Johnson Davidson County
Batch # 1097595 DEEDQC
02/02/2024 03:23:36 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240202-0007623

This Instrument Prepared By:
Law Office of Susan T. Jones
P.O. Box 281701
Nashville, TN 37228

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or true value, whichever is greater, for this transfer is $ 0 .

Mary Ann C Davis
AFFIANT

Subscribed and sworn to before me this 1st day of Feb, 2024.

S. TUCKER JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires 5-5-25

QUIT CLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Mary C. Davis, et al. **3403 Batavia Street** **Nashville, TN 37209**	**SAME**	**092 05 0 250.00**

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Mary Ann Davis** ("Grantor"), who owns interest in a certain improved real property at **3403 Batavia Street, Nashville, Tennessee, 37209**, in Davidson County, as hereinafter further described, hereby sell(s), remise(s), convey(s), and quit claim(s) her interest in said property to **Mary C. Davis, Victoria Ida Jackson, and Ernest Christopher Davis** as joint tenants with rights of survivorship (" Collectively, the Grantees"). Said property is further described as:

LAND in Davidson County, Tennessee, being Lot No.66 on the Plan of College Hill Subdivision, Section II, of record in Book 2133, page 52, Register's Office for sad County. Said Lot No. 66 fronts 70 feet on the southeasterly side of Batavia Street and runs back between lines, 258.8 feet on the northeasterly line, and 216.6 feet on the southwesterly line, to an alley in the rear on which it measures 81.7 feet.

Being part of the property conveyed to Calvin L. McKissack by deed from Russell Campbell, Executor, etc. of record in Book 1469, page 569, said Register's Office.

Being the same property conveyed to Ernest Davis and wife, Mary Ann Davis on November 5, 1958, as of record in Book 92, page 297, (Instrument No. 00002875-0000595), Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements, and setback lines, limitations, restrictions and encumbrances that are applicable to above-described property.

This is improved property known as 3403 Batavia Street, Nashville, Tennessee 37209.

The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey. The actual consideration or true value, whichever is greater, for this transfer is $__0__$.

IN TESTIMONY WHEREOF and WITNESS my hand I/we have executed this instrument the 1st day of February, 2024.

Mary Ann Davis
MARY ANN DAVIS

S. TUCKER JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned Notary Public in and for said State and County, the within named **MARY ANN DAVIS**, the grantor with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledge that s/he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 1st day of February, 2024.

S. Tucker Jones
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-5-25