NEW OWNER:
MARNIE MILLER BATTISTINI, CO-TRUSTEE
6524 MERCOMATIC COURT
NASHVILLE, TN 37209

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 24-0132 (bjt)

THIS INSTRUMENT IS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES; NO TITLE WORK PERFORMED; AND NO TAX ADVICE GIVEN.

Karen Johnson
Batch # 1110007
03/12/2024 09:06:12 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240312-0016941

Map & Parcel No.: 102040M00100

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, I, **MARNIE M. BATTISTINI, a married woman,** have this day bargained and sold and by these presents do hereby quitclaim and convey unto **MARNIE MILLER BATTISTINI, PATRICK MICHAEL BATTISTINI, and MARGARET CLAIRE TANNER BATTISTINI, CO-TRUSTEES OF THE BATTISTINI FAMILY COMMUNITY PROPERTY TRUST DATED FEBRUARY 19, 2024,** their successors and assigns, forever, all of my right, title, and interest in and to the following tract or parcel of land, situated and lying in DAVIDSON County, Tennessee, and being bound and described as follows, to-wit:

Being known and designated as all of Unit No. A, as established by Declaration of Covenants, Conditions, and Restrictions for SIXTYFIVE-TWENTYFOUR MERCOMATIC COURT, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20220519-0058356, in the Register's Office for Davidson County, Tennessee, with Plat attached as Exhibit "B", to which Declaration reference is hereby made for a more particular description of said property. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the lots, property co-owners and tenants of SIXTYFIVE-TWENTYFOUR MERCOMATIC COURT, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20220519-0058356, and Bylaws appended thereto as Exhibit

"C", Register's Office for Davidson County, Tennessee, are incorporated herein by reference and made a part hereof of the same as though copied herein for a more complete identification and description of said lot.

Being the same property conveyed to MARNIE M. BATTISTINI, a married woman, by Warranty Deed from Hidden Trail Properties, LLC, a Tennessee limited liability company, dated March 12th **, of record in Instrument No.** 20240312-0015928 **, Register's Office for Davidson County, Tennessee.**

This is **IMPROVED** property known as: **6524 MERCOMATIC COURT, NASHVILLE, TN 37029**.

THIS CONVEYANCE is made subject to any and all encumbrances, restrictions, easements, rights-of-way, roadways, zoning and other matters as may affect the property.

WITNESS MY SIGNATURE hereto this 7th day of March, 2024.

Marnie M. Battistini

MARNIE M. BATTISTINI

By: [signature], Attorney in Fact

Margaret Battistini, Attorney-in-Fact pursuant to Power of Attorney, of record in Instrument No. 20240312-0015929

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **MARGARET BATTISTINI**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of, and as Attorney-in-Fact for, **MARNIE M. BATTISTINI**, the within-named bargainors, as the free act and deed of the said **MARNIE M. BATTISTINI**.

WITNESS my hand and official seal at office this 7th day of March, 2024.

NOTARY PUBLIC

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MARCH 07, 2026

My commission expires: _____

****

I hereby swear or affirm that the actual consideration given for this transfer is $ - 0 - .

AFFIANT

Sworn to and subscribed to before me this the 7th day of March, 2024.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MARCH 07, 2026