Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Karen Johnson Davidson County
Batch# 1111954 DEEDQC
03/18/2024 10:27:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240318-0018415

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
1139 Battery Trust
1139 Battery Lane
Nashville, TN 37220

Send Tax Bills To:
New Owner

Map and Parcel No.
13112009800

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Francesca Lange**, ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **1139 Battery Trust** ("Grantee"), all of her interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Final Plat Derryberry Property of record in Plat at Instrument No. 20011206-0134231, 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 **Francesca Lange**, by Warranty Deed dated February 20, 2024, from **Mickey L. Harlow and Janice R. Harlow, Trustees of The Mickey and Janice Harlow Trust Agreement dated March 9, 2016**, recorded in Instrument No. 20240226-0013006, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **1139 Battery Lane, Nashville, TN 37220**.

(Legal description from prior deed of record).

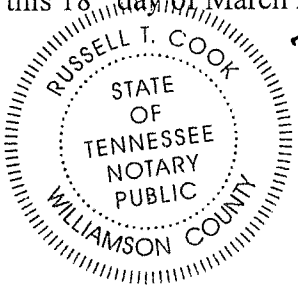
IN WITNESS WHEREOF, the Grantor hereby affixes her signature on this the 18th day of March 2024.

Francesca Lange

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Francesca Lange**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of March 2024.



Notary Public

My Commission Expires: 8/10/2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

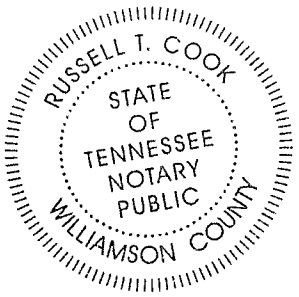
The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 18th day of March 2024.

Notary Public

My Commission Expires: 8/10/2027



Certificate of Authenticity

I, **Russell T. Cook**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for recordation herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on March 18, 2024.

Affiant Signature

March 18, 2024

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 18th day of March 2024.

Notary's Signature

My Commission Expires: 9/23/2024

Notary's Seal:

