This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-18-1742

Karen Johnson Davidson County
Batch# 1116880 DEEDQC
04/01/2024 11:01:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240401-0022277

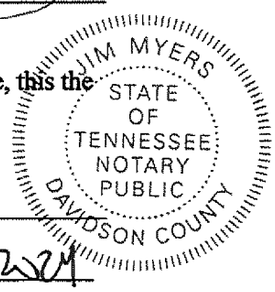
This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this the 18th day of March, 2024.



Notary Public
My Commission Expires: 11-6-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Mackenzie Bateman Joseph Daniel Bateman 2606 Jenkins Street Nashville, TN 37208	New Owner	081-06-0-115

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I/we, **Mackenzie Lynne Elliott N/K/A Mackenzie Bateman, a married woman** ("Grantor") do/does hereby quitclaim and convey unto **Mackenzie Bateman and Joseph Daniel Bateman, wife and husband** ("Grantee"), his/her/their heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Cumberland Gardens, Section V, of record in Plat Book 3300, page 37, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Mackenzie Lynne Elliott, a single woman by Warranty Deed from Capital Invest, LLC, a Tennessee limited liability company, dated March 30, 2018, recorded April 4, 2018, of record in Instrument No. 20180404-0031588, Register's Office for Davidson County, Tennessee.

This is improved property located at: **2606 Jenkins Street, Nashville, TN 37208**

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.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of March, 2024.

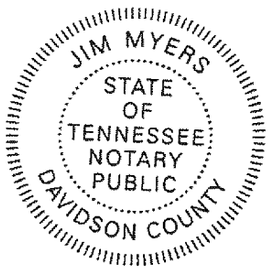
GRANTOR:

Mackenzie Bateman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mackenzie Bateman, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 18th day of March, 2024.



Notary Public
My Commission expires: 11-6-2024

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **do hereby make oath that I am a licensed**

Attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electric document is a true and exact copy of the original document executed and authenticated according to law on 03/18/2024 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 03/18/2024

State of Tennessee

County of Davidson

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

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM