Karen Johnson Davidson County
Batch# 1119995 DEEDQC
04/05/2024 03:55:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240405-0024423

QUITCLAIM DEED

Address of New Owner:
Ronald N. Batts
9544 Heatherdale Drive
Dallas, TX 75243

Send Tax Bills To:
OWNER

Map & Parcel:
136-03-0 022.00

THIS INSTRUMENT WAS PREPARED BY

Guaranty Title and Escrow Co.
721 President Place, Suite 100
Smyrna, TN 37167

Prepared from information furnished by the parties

STATE OF Texas Tennessee
COUNTY OF Rutherford

The actual consideration for this transaction is
$ -0-
affiant

Subscribed and sworn to before me, this the 5 day of April, 2024.

Notary Public
Commission Expires: 5/15/2024

JESSE HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5/15/2024

The 1996 Nancy C. Batts Revocable Trust dated May 20, 1996 does hereby quitclaim to Ronald N. Batts, his Heirs and Assigns, all its rights, title and one half interest in the following land located in Davidson County, Tennessee described as follows: To-Wit:

Land in Davidson County, Tennessee, being Lot 97 on the Plan of Priest Lake Park, Section II, of record in Plat Book 4175, Page 56, 57 & 58, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Bruce N. Batts and wife, Nancy C. Batts of record at Book 4322, Page 662, said Register's Office. Bruce N. Batts predeceased Nancy B. Batts. Nancy C. Batts died January 16, 2005. Reference Heirship Affidavit recorded as Instrument No. 20240405-0024390 and Certificate of Trust recorded as Instrument No. 20240405-0024381. Ownership vested as one half interest The Nancy C. Batts Revocable Trust dated May 20, 1996 and one half interest in Ronald N. Batts.

This is improved property known as: 3872 Lake Aire Drive, Antioch, TN 37013

Witness my hand this the 13th day of February, 2024.

The 1996 Nancy C. Batts Revocable Trust

By: Ronald N Batts
Ronald N. Batts, Trustee

STATE OF Texas
COUNTY OF Dallas

Before me, the undersigned, a Notary Public, in and for the State and County aforesaid, personally appeared Ronald N. Batts, with whom I am personally acquainted, or (proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee of the 1996 Nancy C. Batts Revocable Trust, and that he as such Trustee, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of February, 2024.

Notary Public

Commission expires: 03-01-26

DONETTE EDWARDS JONES
Notary Public
STATE OF TEXAS
My Comm. Exp. 03-01-26
Notary ID # 13361911-9

I, Kelsie Holloway 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on 2/13/2024 (date of document).

Kelsie Holloway

Affiant Signature

4/5/2024

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 5 day of April, 2024.

Lori Holloway

Notary's Signature

MY COMMISSION EXPIRES: 11/28/26

Notary's Seal (if on paper)

