Karen Johnson Davidson County
Batch# 1124423 DEEDQC
04/18/2024 11:39:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240418-0027799

THIS INSTRUMENT PREPARED BY:

SARAH L. LOCKER
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South, Ste. 1700
Nashville, Tennessee 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this 15th day of April, 2024.

Notary Public

My commission expires: 11/02/2025

TRENT NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner As Follows:
Alphonso Woodland
Larita Y. Woodland
4428 Enchanted Circle
Nashville, TN 37218

Send Tax Bills To:
New Owner

Map-Parcel Number:
081-10-0- 317

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **KARL BATSON, unmarried** ("Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby release, remise, quitclaim and give unto **ALPHONSO WOODLAND and LARITA Y. WOODLAND, husband and wife** ("Grantee"), all right, title and interest of Grantor in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

> Land in Davidson County, Tennessee, being part of Lot No. 21 on the Map of Georgia Industrial Realty Company's Subdivision, as of record in Plat Book 421, page 188, Register's Office for said County and described as follows:

Beginning at a point on the south margin of Osage Street, at the northwest corner of the land conveyed to Robert V. Wilkes by deed of record in Book 936, page 596, said Register's Office, said point being 200 feet more or less west of the west margin of 24th Avenue North; thence along Wilkes westerly line, southerly 150 feet to a point; thence westerly 91.5 feet more or less to the easterly margin of 25th Avenue North, extended; thence with the margin of the same, northerly 150 feet more or less to the southerly margin of Osage Street; thence with the margin of the same, easterly 91.5 feet more or less to the beginning, as shown by survey made by E. L. Spain, Jr., Surveyor, February 26, 1955.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM IS THE FOLLOWING DESCRIBED PROPERTY:

Land in Davidson County, Tennessee, being part of Lot 21 on the Map of Georgia Industrial Realty Company's Subdivision, as of record in Plat Book 421, page 188, said Register's Office, and described as follows:

Beginning at a point on the southerly margin of Osage Street, at the northwest corner of the land conveyed to Robert V. Wilkes by deed of record in Book 936, page 596, said Register's Office, said point being 200 feet more or less west of the westerly margin of 24th Avenue North; thence along Wilkes westerly line, southwardly 95 feet to a point; thence westerly 91.5 feet, more or less, to the easterly margin of 25th Avenue North, extended; thence with the margin of the same, northwardly 95 feet more or less to the southerly margin of Osage Street; thence with the margin of the same, eastwardly 91.5 feet, more or less to the beginning, as shown by survey made by E. L. Spain, Jr., Surveyor, February 26, 1955.

Being the same property conveyed to ANITA FLETCHER, by deed from CHARLES R. BATSON and wife, DORIS BATSON, of record as Instrument No. 20011106-0121810 and corrected and re-recorded in Instrument No. 20020328-0038176, dated October 26, 2001, said Register's Office.

Subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property known as 1634 25th Avenue North, Nashville, TN 37208.

The purpose of this instrument is to correct a deed of record in Book 5537, page 149 in the Register's Office for Davidson County, Tennessee, in which Sallie Batson inadvertently conveyed to Charles Batson, Jr, and wife, Doris Batson, the entire tract of land conveyed to George King and wife, by deed of record in Book 3157, page 396, Register's Office for said County; and whereas, it was the intention of both parties that only the southerly 55 feet of said property conveyed to George King and wife, by deed of record in Book 3157, page 396, said Register's Office, be conveyed to Charles Batson, Jr, and wife, Doris Batson. The said Charles Batson, Jr. and Doris Batson both having since died leaving Karl Batson as their sole heir-at-law pursuant to Affidavit of Heirship of record as Instrument No. __202404180027798_, said Register's Office. Karl Batson, as the sole heir-at-law of Charles Batson, Jr. and Doris Batson, executes this instrument to clear the title of record.

{Signature page to follow}

WITNESS my hand this 15th day of April, 2024.

Karl Batson

STATE OF TENNESSEE)
COUNTY OF ~~CHEATHAM~~ Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Karl Batson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument as his free act and deed and for the purposes therein contained.

WITNESS my hand and official seal this 15th day of April, 2024.

Notary Public

My Commission Expires: 11/03/2025

TRENT NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

4861-1433-9510, v. 1

True Copy Certification

I, Phillip P. Welty, 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 April 15, 2024.

Affiant Signature

Date: 04/15/2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 15th day of April, 2024.

Notary's Signature

My Commission Expires: 10/17/2027

Notary's Seal

