Karen Johnson Davidson County
Batch# 1162185 DEEDQC
07/25/2024 10:15:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240725-0056237

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is NONE ($0.00) (Exempt pursuant to T.C.A. § 67-4-409(a)(4). Affiant Sworn to and subscribed before me this 7/18 2024. Notary Public Comm Exp:

THOMAS K WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-27-2027

This Instrument Prepared by: Parker T. Brown, Esq.
Fidelis Law PLLC • 1585 Mallory Lane • Suite 104 • Brentwood Tennessee 37027

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
CALBAT15 LLC, AN INDIVIDUAL PROTECTED SERIES OF BATWEST LLC		091-02-0-209.00
505 Lake Valley Court	SAME AS NEW OWNER	
Franklin, Tennessee 37069		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, DIANNE K. HAMILTON (Grantor), do hereby quitclaim, transfer, release, and convey any and all of my right, title and interest in and to that certain real estate located in Davidson County, Tennessee, to CALBAT15 LLC, AN INDIVIDUAL PROTECTED SERIES OF BATWEST LLC, (Grantee), being more particularly described as follows:

Being the easterly 49 feet of Lot No. 2 of Block 14 in the Unregistered Extension of Cherokee Park, of record in Book 161, Page 75, Register's Office for Davidson County, Tennessee to which plan reference is made for a more accurate description thereof.

Said part of said lot fronts 49 feet on the southerly side of California Avenue and runs back between parallel lines and along the westerly margin of 60th Avenue North, 150 feet to an alley.

Being the same property conveyed to DIANNE K. HAMILITON from MARK S. HAMILTON and wife, DIANNE K. HAMILTON, thru J. CARLTON DRUMWRIGHT, Trustee by Strawman Quitclaim Deed of record in Instrument 20090302-0017998, Register's Office for Davidson County, Tennessee.

The legal description is taken from the prior deed of record.

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

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

The property is known as 6001 California Avenue, Nashville, Tennessee 37209.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on July 12, 2024.

Dianne K Hamilton
DIANNE K. HAMILTON

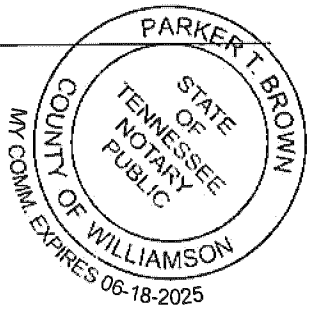
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DIANNE K. HAMILTON, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this July 12, 2024.

NOTARY PUBLIC

My Commission Expires: _____



TRUE COPY CERTIFICATION

I, PARKER T. BROWN, 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 July 12, 2024.

7/22/24

PARKER T. BROWN, Affiant

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 22nd day of July, 2024.

Notary Public

My Commission Expires: _____

