Karen Johnson Davidson County
Batch# 1162185 DEEDQC
07/25/2024 10:15:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240725-0056239

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 7/12 2024 _____ Comm Exp: _____ Notary Public

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:
YORKBAT5 LLC, AN INDIVIDUAL PROTECTED SERIES OF BATWEST LLC		
505 Lake Valley Court	SAME AS NEW OWNER	092-06-0-302.00
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, MARK S. 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 YORKBAT5 LLC, AN INDIVIDUAL PROTECTED SERIES OF BATWEST LLC, (Grantee), being more particularly described as follows:

TRACT 1

LAND in Davidson County, Tennessee, being part of a tract shown as the W. T. Selley lot as the southeast comer of Zollicoffer Street and 31st Avenue North, as shown on the Plan of record in Book 1130, Page 46, Register's Office for said County, described as follows:

BEGINNING at a point in the south margin of Zollicoffer Street, 224 feet east of the easterly margin of 31st Avenue North, being at an iron pin at the northeast comer of the property of John Henry Buchanan; thence along Buchanan's easterly line southerly 150 feet to a point at the northeast comer of another tract conveyed to John Henry Buchanan by deed of record in Book 1304, Page 343, said Register's Office; thence along Buchanan's northerly line easterly 98 feet to the westerly line of the L.C. Thuss Subdivision, a plan of which is of record in Book 547, Page 102, said Register's Office; thence along the west 1ine

of said Thuss Subdivision, northerly 154 feet to an iron pin in the south margin of Zollicoffer Street; thence with said margin westerly 66 feet to the point of beginning.

THERE IS INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED THEREFROM THE FOLLOWING TRACT OF LAND:

BEGINNING at a point in the westerly margin of an alley, said point being the northeast comer of a tract of land conveyed to J.M. Liggett by deed of record in Book 3406, Page 515, Register's Office for Davidson County, Tennessee, and also being the termination point of the secondly described line the parcel of land conveyed to E.T. Davis, by deed recorded in Book 2862, Page 222, Register's Office for Davidson County, Tennessee; thence reverse with the said secondly described line in the said conveyance to E. T. Davis, also being the northerly line of the said conveyance to J.M. Liggett, South 81 degrees 51 minutes 21 seconds West 64.61 feet to a point; thence North 27 degrees 39 minutes 40 seconds East 80.64 feet to a point in the easterly line of the said parcel of land conveyed to E. T. Davis and the westerly margin of an alley; thence with said easterly conveyance line and westerly alley margin South 23 degrees 04 minutes 06 seconds East 67.69 feet to the point of beginning. Containing 2,113 square feet and being a part of the same land conveyed to Eddie T. Davis and wife, Lee Etta Davis by deed from Phil Cohen and wife, as of record in Book 2862, Page 222, Register's Office for Davidson County, Tennessee that was subsequently condemned for construction of a controlled access highway.

Being a part of the same property conveyed to MARK S. HAMILTON, from SIHUA FAN, by Warranty Deed of record in Instrument Number 20160321-0026531, Register's Office for Davidson County, Tennessee.

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

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

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 3005 Batavia Street, Nashville, TN 37209.

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

MARK S. 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 MARK S. HAMILTON, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

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

NOTARY PUBLIC

My Commission Expires: _____

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 06-18-2025

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: _____

