Karen Johnson Davidson County
Batch# 1162185 DEEDQC
07/25/2024 10:15:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240725-0056241

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 7th, 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:
KENTBAT7 LLC, AN INDIVIDUAL PROTECTED SERIES OF BATWEST LLC		
505 Lake Valley Court	SAME AS NEW OWNER	092-06-0-301.00
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 KENTBAT7 LLC, AN INDIVIDUAL PROTECTED SERIES OF BATWEST LLC, (Grantee), being more particularly described as follows:

TRACT2
Map/Parcel ID: 092-06-0-301.00 (3007 Batavia Street, Nashville, TN 37209):

LAND in Davidson County, Tennessee, being part of a lot marked "W. T. Selley" on the map of W. T. Selley's Lands, as of record in Book 1130, Page 46, Register's Office for Davidson County, Tennessee, and described according to survey made by Watkins and Murray, Surveyors, dated September 15, 1948, as follows:

SAID part of lot fronts 50 feet on the southerly side of Batavia Street, formerly Zollicoffer Street, and runs back between parallel lines 174 feet east of and parallel to 315' Avenue North, 150 feet to a 10-foot alley.

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 3007 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 July 12, 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: _____

