THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
2122 21st Avenue South
Nashville, Tennessee 37212
(615) 800-7096

This Deed was prepared based on information provided by the parties and no independent title examination was prepared.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $10.00

VANESSA A. BABB, AFFIANT

Subscribed and sworn to before me, this 6TH day of August 2024.

NOTARY PUBLIC

My Commission Expires: 05/03/2027

ALECIA R. MURRAY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Karen Johnson
Batch # 1174588
08/26/2024 02:59:58 PM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20240826-0065556

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
DALE MORGAN BABB, I, and VANESSA A. BABB, CO-TRUSTEES 713 Dover Glen Antioch, TN 37013	New Owner	Map and Parcel No.: Map 149-7-A Parcel 09 2DX 8598

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, Dale M. Babb and wife, Vanessa A. Babb, (collectively as "Grantor") do hereby quitclaim, transfer and convey unto Dale Morgan Babb, I, and Vanessa A. Babb, Co-Trustees of the Babb Joint Revocable Trust, created September 20, 2022, its successors and assigns, all of our right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 713 Dover Glen, Antioch, Tennessee 37013, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Chelsea Village, Section 1, as of record in Book 7900, Page 119-121, Register's Office for Davidson County,

Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Dale M. Babb and wife, Vanessa A. Babb, from Jerry Butler and wife, Georgia Seul Butler, by Warranty Deed, recorded in the Register's Office of said county and state at Book 9197, Pages 755-757.

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

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 6TH day of August 2024.

Dale M. Babb

Dale M. Babb, Grantor

Vanessa A Babb

Vanessa A. Babb, Grantor

STATE OF TENNESSEE)

COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Dale M. Babb** the Grantor, 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 for the purposes therein contained.

Witness my hand and official seal at office, this 6TH day of August 2024.

Notary Public

My Commission Expires: 05/03/2027

FALECIA R. MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)

COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Vanessa A. Babb** the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 6TH day of August 2024.

Notary Public

My Commission Expires: 05/03/2027

