QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:
Andrew M. Thompson, Attorney
McDonnell and Associates, PA
2442 Devine Street, Columbia, SC 29072
FILE: TN-24644761

Karen Johnson Davidson County
Batch# 1195942 DEEDQC
10/21/2024 10:40:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20241021-0081465

SEND TAX BILLS TO: NEW OWNER
Name of New Owner(s): **Thomas Dolan**
Address of New Owner(s): **950 Patio Drive, Nashville, TN 37214**

Property ID NUMBER: 108030A02600CO

THIS INDENTURE, made and entered into this 15th day of October, 2024, by and between **Patricia Ann Bateman, a single Woman,** party of the first part, and **Thomas Dolan, a single Man,** party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars and No Cents ($10.00), cash in hand paid, the receipt of all of which is hereby acknowledged, GRANTOR has remised, released, and forever quit-claimed her interest subject to the easements, restrictions, reservations, and conditions herein contained and by these presents do forever remise, release, and forever quit claim unto the GRANTEE all his right, title, and interest whatsoever, both at law and in equity, in all that certain lot, tract or parcel of land, together with the improvements thereon and the appurtenances thereunto belonging the following described real estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee, and being more particularly bounded and described as follows:

See Attached Exhibit "A"

This conveyance is subject to 2024 Davidson County Property Taxes and any applicable municipal taxes, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, easements, leases and other encumbrances of record.

MCD 74212272 QC101 01 0105

WITNESS the signature of the said party of the first part the day and year first above written.

Patricia Ann Bateman

STATE OF GA

COUNTY OF CLAYTON

Acknowledgement

On this 27 day of September, 20 24, before me personally appeared Patricia Ann Bateman, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand and seal, this 27 day of September 2024

Signature of Notary Public

Courtney Petty
NOTARY PUBLIC
Henry County, Georgia
My Commission Expires
October 6, 2024

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AFFIDAVIT OF CONSIDERATION

The Affiant hereby swears or affirms that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$571,300.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. See TN Code Section 66-5-209. Transfer Taxes due and owing on this transfer are **$0.00 (exempt), exemption reason – § 66-5-209(5)**

Affiant

Subscribed and sworn to before me this 27 day of September 2024.

Notary Public Signature
My commission expires: 10.06.2024

Courtney Petty
NOTARY PUBLIC
Henry County, Georgia
My Commission Expires
October 6, 2024

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Tennessee Certification of Electronic Document

I, Patricia Ann Bateman, 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 9-27-2024 (date of document).

Patricia Ann Bateman
Affiant Signature

9-27-2024
Date

State of GA

County of CLAYTON

Sworn to and subscribed before me this 27 day of September, 2024.

Courtney Petty
Notary Signature

My Commission Expires: 10-06-2024

Notary Seal:

Courtney Petty
NOTARY PUBLIC
Henry County, Georgia
My Commission Expires
October 6, 2024

MCD 74212272 QC101 01 0105

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 108030A02600CO

Land situated in the County of Davidson in the State of TN

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING A CERTAIN CONDOMINIUM UNIT DESCRIBED AS LOT NO. 26 IN A HORIZONTAL PROPERTY REGIME AS SHOWN ON THE CONDOMINIUM SITE PLAN OF PHASE II, SECTION 3, PATIO VILLA, AS OF RECORD IN BOOK 5200, PAGE 495, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Commonly known as: 950 Patio Dr, Nashville, TN 37214-3934

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.

Being the same property conveyed to Thomas Dolan and Patricia Ann Bateman, as joint tenants with right of survivorship, by deed dated June 5, 2023 and recorded on June 7, 2023 in Deed Instrument/Case No. 20230607-0043118, in the County Clerk's Office.