Karen Johnson
Batch # 1199670
10/31/2024 03:12:48 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20241031-0084607

This Instrument Prepared by:
BARBARA J. MOSS, ESQ.
ELDER LAW OF NASHVILLE PLC
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

The actual consideration or value whichever is greater for this transfer is NO MONETARY CONSIDERATION

John Botkin, *Affiant*

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me
This 25th day of October, 2024.

BARBARA J. MOSS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY

NOTARY PUBLIC
Commission Expires: 5/9/26

[Exempt from Taxation Pursuant to T.C.A. § 67-4-409(3)(A)(ii)]

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Diana Botkin 864 Pin Oak Drive Antioch, Tennessee 37013	SAME	

FOR NO MONETARY CONSIDERATION, I, John Botkin, by these presents do hereby quitclaim and convey unto Diana Botkin, my wife, all my right, title and interest in and to the following described tract of land in Davidson County:

Being Lot No. 51, Hallmark, a Cluster Lot Subdivision, Final Plat Section One, of record in Instrument No. 20050315-0028142, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Subject to all matters of record in Plan in Instrument No. 20050315-0028142, Register's Office for Davidson County, Tennessee.

Subject to Restrictions of Record in Instrument No. 200511160138367, Register's Office for Davidson County, Tennessee.

Road Agreement and Sewer Easement of record in Instrument No. 20040416-0043248, Register's Office for Davidson County, Tennessee.
Ingress and Egress Easement of record in Book 4706, page 227, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Instrument No. 20030519-0067720, Register's Office for Davidson County, Tennessee.

Subject to any easements and/or restriction of record in the Register's Office for Davidson County, Tennessee

Being a portion of the same property conveyed to John C. Botkin and wife, Diana M. Botkin, by Warranty Deed from Jerry Butler Builders, LLC of record in Instrument No. 20060815-0100374, Register's Office for Davidson County, Tennessee dated August 15, 2006.

This improved property known as 864 Pin Oak Drive, Antioch, Tennessee 37013

Witness my hand this 25th day of October, 2024.

John C Botkin

John C. Botkin, Principal

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John C. Botkin, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 25th day of October, 2024.

BARBARA J. MOSS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY

Notary Public
Commission Expires: 5/9/26