Karen Johnson Davidson County
Batch# 1224973 DEEDQC
01/09/2025 02:42:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250109-0002067

QUITCLAIM DEED

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF JANUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: 1/24/28

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 24-0726

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Dana Battista, unmarried	OWNER	Map: 086140B09700
(NAME) 5187 John Hagar Rd.	(NAME)	
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

MIRANDA B. KENNEY, UNMARRIED,

HEREINAFTER CALLED THE GRANTOR, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO

DANA BATTISTA, UNMARRIED,

HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, ALL OF MY INTEREST IN THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE LOCATED IN DAVIDSON COUNTY, TENNESSEE:

Land in Davidson County, Tennessee, being all of Lot No. 47, on the plan of Fleetwood Subdivision, Phase Two, of record in Plat Book 6900, Page 738-739, said Register's Office, reference to which is hereby made for more complete description.

Being the same property conveyed to Dana Battista and Miranda B. Kenney, by deed from Phillip H. Arnold and Mary D. Arnold, husband and wife, of record in Instrument No. 20230626-0048164, dated June 21, 2023, Register's Office for said County.

This is improved property, known as 2777 Fleet Drive, Hermitage, TN 37076
(House No.) (Street) (P.O. Address) (City) (Postal Zip)

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.

Witness my hand this 8th day of January, 2025.

Miranda B. Kenney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Miranda B. Kenney, 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 this, 8th day of January, 2025.

My Commission Expires:

11/2/26

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certification of Recorded Documents

I, Karen Suggs, 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 January 9, 2025.

(AFFIANT) – Karen Suggs

01/09/2025
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 9th day of January, 2025.

My commission expires: 3-2-26

Notary Public

