Karen Johnson Davidson County
Batch# 1236364 DEEDQC
02/11/2025 03:06:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250211-0010475

AFTER RECORDING RETURN TO:
Mortgage Connect, LP
600 Clubhouse Drive
Moon Township, PA 15108
File No. 3320746

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 092 05 0 248.00

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 23 day of 12, 2024, by and between **Batavia LLC, a Tennessee Limited Liability Company,** located at 5810 Shelby Oaks Drive, STE B, Memphis, TN 38134, hereinafter referred to as Grantor(s) and **Jason M. Keil a married man,** residing at 3407 Batavia Street, Nashville, TN 37209, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 3407 Batavia Street, Nashville, TN 37209

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Batavia LLC, a Tennessee Limited Liability Company

Name: Jason Keil **Tennessee**
Title: Sole Member **Davidson**

STATE OF
COUNTY OF

Before me, Kimberly Kronick-Worrall, a Notary Public, of the State and County mentioned, personally appeared Jason Keil, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member, of Batavia LLC, a Tennessee Limited Liability Company, the within named Grantor and that such Sole Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Nashville, TN, this 23 day of December, 2024.

Kimberly Kronick-Worrall
Notary Public

My Commission expires: 07/03/2028

KIMBERLY KRONICK-WORRALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

Print Name: Jason Keil

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 23 day of December, 2024.

Notary Public
My Commission Expires: 07/03/2028

Name and address for person(s) responsible for taxes:

Jason M. Keil and Judith L. Keil
3407 Batavia Street
Nashville, TN 37209

Name and address of property owner:

Jason M. Keil and Judith L. Keil
3407 Batavia Street
Nashville, TN 37209

KIMBERLY KRONICK-WORRALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 68, Section 2, Plan of College Hill Subdivision, as shown on plat of record in Plat Book 2133, Page 52, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property as conveyed from Jason M. Keil and Judith L. Keil, husband and wife to Batavia, LLC, a Tennessee limited liability company as set forth in Deed Instrument #20200107-0001967 dated 01/06/2020, recorded 01/07/2020, DAVIDSON County, TENNESSEE.

Tax ID Number: 092 05 0 248.00

Property commonly known as: 3407 Batavia Street, Nashville, TN 37209

Tennessee Certification of Electronic Document

I, Laurie Rux, 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 December 23, 2024.

Laurie Rux
Affiant Signature

2.3.2025
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 3rd day of February 2025.

Matthew S. Darcangelo
Notary's Signature

MY COMMISSION EXPIRES: 09/10/2026

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Matthew S. Darcangelo, Notary Public
Allegheny County
My commission expires September 10, 2026
Commission number 1340136
Member, Pennsylvania Association of Notaries

3320746