THIS DOCUMENT PREPARED BY
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

MAP 041-11-0
PARCEL 011 00

Karen Johnson Davidson County
Batch # 1236794 DEEDQC
02/13/2025 11 23 27 AM 2 pgs
Fees $12 00 Taxes $0 00
20250213-0010985

NEW OWNER'S ADDRESS & SEND TAX BILLS TO
Kerry M Bateman
Wanda A Bateman
146 Ruland Circle
Hendersonville, TN 37075

PREPARERS DISCLAIMER: This instrument is prepared based on information provided by the parties named therein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property, either before or after the use of this instrument, or otherwise is given by the preparer of this instrument to the parties. Further, no legal advice has been provided to any person regarding the legal significance of or other ramifications regarding the use of this instrument or the undertaking of the subject transaction.

QUITCLAIM DEED

FOR THE PURPOSE OF RECONVEYING TO
CORRECT & ESTABLISH PROPER TENANCY

FOR AND IN CONSIDERATION of no monetary consideration and for the express purpose of making a re-conveyance to correct and establish proper tenancy as tenants by the entirety, I, Kerry M. Bateman, (Grantor(s), by these presents do hereby quitclaim and convey all of my interest unto Tammy Mellons, Trustee, her successors and assigns the following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee, being Lot No. 448 on the Plan of Bellshire Estates, Section B of record in Book 2331, Pages 128 and 129, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description of said lot.

Being the same property conveyed to Kerry M. Bateman by Cash Deed for Tennessee dated 10/16/2013 from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., of record in Instrument Number 201310170108575 Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 4021 Dumbarton Dr. Nashville TN 37207.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

And now, I, the said Tammy Mellons, Trustee for the express purpose of carrying out the intent of this conveyance, as above set-out, do hereby quitclaim and convey all of my interest unto Kerry M. Bateman and wife, Wanda A. Bateman, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on the _____ day of January, 2025.

Kerry M. Bateman

Tammy Mellons, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, the within named Kerry M. Bateman, the Bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she/he/they executed the within instrument for the purposes therein contained

WITNESS my hand an official seal this the 30th day of January, 2025.

Notary Public
My Commission Expires:



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, the within named Tammy Mellons, the Bargainor, 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 an official seal this the 30th day of January, 2025

Notary Public



The actual consideration or value, whichever is greater, for this transfer is $0

Affiant

Sworn and subscribed before me, this the 30th day of January, 2025

Notary Public

