Karen Johnson
Batch # 1246092
03/14/2025 09 12 48 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250314-0018710

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration for this transfer is $-0-

Lou Ann Bateman

Lou Ann Bateman

This instrument was prepared by:
Mill Creek Legal, PLLC
7209 Haley Industrial Drive, Suite 230
Nolensville, TN 37135

Subscribed and sworn before me this 6th day of March, 2025.

Notary Public
My Commission Expires: 6/18/28

LUCAS D. BOTTORFF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

QUITCLAIM DEED

New Owner(s)	*Send Tax Bills To*	*Map & Parcel Nos.*
LA Bateman Living Trust 2148 Kirkwall Drive Nolensville, TN 37135	New Owner	187-9-A-271CO

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **Lou Ann Bateman, unmarried woman** ("Grantor"), by these presents do hereby remise, release, quitclaim and convey unto **LA Bateman Living Trust** U/A dated 03/06/2025 ("Grantee"), all of my right, title and interest in and to the following described real property located in the County of Davidson, State of Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 271, as shown on the plan of Burkitt Village, Phase 1, Section 2, of record as Instrument No. 20141002-0090861, Register's Office for said County.

Being the same property **conveyed to** Lou Ann Bateman, unmarried woman, by Warranty Deed from **Regent Homes, LLC, a Tennessee Limited Liability Company,** of Instrument No. 20150721-0071529 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This is improved property known as 2148 Kirkwall Drive, Nolensville, TN 37135.

WITNESS my hand this 6th day of March, 2025.

Lou Ann Bateman

Grantor – Lou Ann Bateman

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named Grantor, Lou Ann Bateman, with whom I am personally acquainted and who acknowledged that the Grantor executed this Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal at Nolensville, Tennessee, 6th day of March, 2025.

Notary Public

My Commission Expires: 6/18/28

LUCAS D. BOTTORFF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

This Quitclaim Deed Was Prepared By:
Mill Creek Legal, PLLC
7209 Haley Industrial Drive, Suite 130
Nolensville, TN 37135