Karen Johnson Davidson County
Batch# 1262186 DEEDQC
04/21/2025 08:53:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250421-0029774

THIS INSTRUMENT PREPARED BY:
Dustin R. Spain
1108 Battlewood Street
Franklin, TN 37069

QUITCLAIM DEED

Address New Owner (s) As Follows:	**Send Tax Bills To:**	**Map Parcel Numbers**
1108 Battlewood Street Franklin, TN 37069	New Owner	132 15 0 029.00

FOR AND IN CONSIDERATION of ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **Dustin R. Spain** by these presents does hereby quitclaim and convey unto **Battlewood Land Trust dated May 2, 2019**, its heirs, successors and assigns, all his right, title and interest in and to the following-described property:

See Exhibit "A".

This is improved property known as:

716 Elysian Fields Rd., Nashville, TN 37204

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 5th day of March, 2025.

By: Dustin R. Spain

STATE OF **TENNESEE**
COUNTY OF **WILLIAMSON**

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **Dustin R. Spain** the within named bargainor[s], with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 5th day of March, 2025.

Sandra L Jones
Notary Public

SANDRA L JONES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:

1-25-27

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $ 0.00.

Affiant

Subscribed and sworn to before me
this 5th day of March, 2025.

Notary Public

SANDRA L JONES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:

1-25-27

Schedule "A"

The following is the address of the real estate which is Trust Property:

Land in Davidson County, Tennessee, being Lot No. 39 on the Map of Elysian Fields, Section II, not of record, and described as follows:

Beginning at a point in the Northerly margin of Elysian Fields Road, the common corner of Lots 39 and 40; thence with the line between said lots Northerly 335 feet to a point; thence Easterly 90.2 feet to the common Northerly corner of Lots 38 and 39; thence with the line between said lots Southerly 335 feet to a point in the Northerly margin of Elysian Fields Road; thence with the margin of said Road Westerly, a long a slight curve, 175 feet to the beginning.

Being the same property conveyed to Homeofcapital, LLC, a Tennessee limited liability company by Deed dated February 8, 2022 and recorded on February 18, 2022 in Instrument #20220218-0018832, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dustin R. Spain by Deed from Homeofcapital, LLC, a Tennessee limited liability company, dated April 21, 2022 and recorded in Instrument # 20221228-0133026, Register's Office for Davidson County, Tennessee.

Property also known as 716 Elysian Fields Road, Nashville, TN 37204.

I, Andy Maloney, 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 3/5/2025 (date of document).

Affiant Signature

Date 3/5/2025

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 5 day of March, 2025.

Notary's Signature
MY COMMISSION EXPIRES: 2/7/2026

LINDA M. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY