Karen Johnson Davidson County
Batch# 1285413 DEEDQC
06/17/2025 02:54:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250617-0047714

This instrument was prepared by Michael W. Dale of the law firm of Mitchell Ross Rocconi, PLLC, 308 South Second Street, Clarksville, Tennessee 37040

MAIL TAX STATEMENTS TO:

Paul L. Batson, Sr., Trustee
3194 Gray Hawk Court
Clarksville, TN 37040

OWNER'S ADDRESS:

PAB Trust, Paul L. Batson, Sr. and Ann Batson, Trustees
same

PAUL BATSON and ANNE CAIN BATSON

TO: QUIT-CLAIM DEED

PAUL L. BATSON, SR. and ANN BATSON, Trustees of the PAB TRUST DATED MARCH 20, 2025.

This Quit-Claim Deed of Realty executed the 17 day of June, 2025, by **PAUL BATSON and ANN BATSON** (being one and the same as **ANNE CAIN BATSON**), hereinafter called "Grantors", **to PAUL L. BATSON, SR. and ANN BATSON, Trustees of the PAB TRUST DATED MARCH 20, 2025**, hereinafter called "Grantees";

Witnesseth:

That the said **Grantors** hereby quit-claim unto the **Grantees** all of the **Grantors'** interest in and to the described real estate situated in Davidson County, Tennessee, and described as follows:

Being Lots Numbers 4-13, of the Subdivision of Caswell Rose Home Tract and the east five (5) feet of a ten foot (10') alley, as shown by plat of record in Plat Book 974, Page 50, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

This being the same property conveyed to the Grantors by deed of record 20030407-0045624, Register's Office for Davidson County, Tennessee. This property is further identified as tax parcel # 118-02-0-060.00 by the Davidson County, Tennessee, Tax Assessor.

IN WITNESS WHEREOF, **Grantors** have executed the foregoing as of the date and place here written.

GRANTOR:

PAUL BATSON

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned Notary Public in and for said County and State, **PAUL BATSON**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal of office this the 17 day of June, 2025.

NOTARY PUBLIC **SEAL**

My Commission Expires: 1/14/2026.

MICHAEL W. DALE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MONTGOMERY

GRANTOR:

ANN BATSON

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned Notary Public in and for said County and State, **ANN BATSON**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal of office this the 17 day of June, 2025.

NOTARY PUBLIC **SEAL**

My Commission Expires: 1/14/2026.

THIS TRANSFER IS EXEMPT FROM TENNESSEE TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409 (a)(1)(C)(vi)

MICHAEL W. DALE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MONTGOMERY

Certificate of Authenticity

I, Michael W. Dale, co 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 June 17, 2025.

Date

Michael W. Dale

Affiant Signature

June 17, 2025

Date

State of ~~Idaho~~ Tennessee

County of Montgomery

Sworn to and subscribed before me this 17 day of June, 2025.

Notary's Signature

My Commission Expires: 2/18/2026

Date

Notary's Seal (if on paper)

ANGELA M. TITUS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY