Recordation Requested By/Return to:
20/20 TITLE LLC
RECORDING
333 TECHNOLOGY DRIVE, SUITE 112
CANONSBURG, PA 15317
File No. AMR-25127384-R

Karen Johnson Davidson County
Batch# 1290787 DEEDQC
06/27/2025 10:35:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20250627-0050798

This Instrument Prepared By:
REGINALD HARRION TN Bar No. 040700
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

QUITCLAIM DEED

Exempt Pursuant to T.C.A. Code 67-4-409(____)

NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
ANNA R BATTLE AND ROBERT LEE BATTLE III	ANNA R BATTLE AND ROBERT LEE BATTLE III	092 03 0 119.00
1012 24TH AVE N NASHVILLE, TN 37208	1012 24TH AVE N NASHVILLE, TN 37208	

Executed this **18TH** day of June 20 25.

KNOW ALL MEN BY THESE PRESENTS, THAT FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), IN HAND PAID TO **ANNA R BATTLE AND ROBERT LEE BATTLE III, WIFE AND HUSBAND, WILLIAM JONES AND WILHEMENIA JONES, HUSBAND AND WIFE AND HELEN JONES, UNMARRIED, AS HEIRS OF MATILDA JONES, DECEASED**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY REMISE, RELEASE AND FOREVER QUITCLAIM TO **ANNA R BATTLE AND ROBERT LEE BATTLE III, WIFE AND HUSBAND, AS TENANTS BY THE ENTIRETY**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL MY/THEIR RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING PART OF THE SOUTHERLY PART OF LOTS NOS. 7,8 AND 9 ON THE MAP OF THE SUBDIVISION OF THE WEST PART OF LOT NO. 2 OF THE HARDING LYTLE TRACT, AS OF RECORD IN BOOK 974, PAGE 52, REGISTER'S OFFICE FOR SAID COUNTY, AND BEING SHOWN AS LOT C THE UNRECORDED MAP OF A RESUBDIVISION OF LOTS 7,8 AND 9 AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY MARGIN OF 24TH AVENUE, NORTH 80 FEET NORTH OF THE NORTH MARGIN OF THE FIRST ALLEY SOUTH OF ALAMEDA STREET; THENCE EASTERLY 150 FEET TO A POINT; THENCE IN A SOUTHERLY DIRECTION 38.5 FEET MORE OR LESS; THENCE WESTERLY 150 FEET TO A POINT ON THE EASTERLY MARGIN 24TH AVENUE NORTH; THENCE WITH THE MARGIN OF THE SAME, NORTHERLY 40 FEET TO THE BEGINNING.

TITLE TO THE ABOVE REFERENCED PROPERTY CONVEYED TO ANNA R. BATTLE AND ROBERT LEE BATTLE, III, WIFE AND HUSBAND AND MATILDA JONES, UNMARRIED FROM ANNA R. BATTLE AND MATILDA JONES AND RECORDED ON APRIL 4, 2006 IN INSTRUMENT: 20060404-0038096.

Property known as, 1012 24TH AVE N, NASHVILLE, TN 37208
This instrument was prepared without the benefit of a title examination.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 17th day of June, 2025.

Anna R. Battle
ANNA R BATTLE

Robert Lee Battle III
ROBERT LEE BATTLE III

STATE OF TN

COUNTY OF Davidson

Before me, Unity Anderson of the state and county mentioned, personally appeared **ANNA R BATTLE AND ROBERT LEE BATTLE III** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)



Unity Anderson
Notary Public
Printed Name: Unity Anderson
My Commission Expires:

My Commission Expires
May 8, 2029

Witness my hand this 18 day of June, 2025.

William Jones
WILLIAM JONES

Wilhelmenia Jones
WILHEMENIA JONES

STATE OF TN

COUNTY OF Davidson

Before me, Ann Stathos Donnell of the state and county mentioned, personally appeared **WILLIAM JONES AND WILHEMENIA JONES** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
Printed Name: Ann Stathos Donnell
My Commission Expires: 07/03/28

Witness my hand this 17th day of June, 20 25.

Helen M. Jones
HELEN JONES

STATE OF TN

COUNTY OF Davidson

Before me, Unity Anderson of the state and county mentioned, personally appeared **HELEN JONES** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)



Unity Anderson
Notary Public
Printed Name: Unity Anderson
My Commission Expires:

My Commission Expires
May 8, 2029

OATH OF VALUE CONSIDERATION

STATE OF TN
COUNTY OF Davidson

I, OR WE, HEREBY SWEAR AND AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $10.00.

Helen M. Jones
Affiant

Subscribed and sworn to before me this the 17th day of June, 2025

Notary Public
My commission expires:
My Commission Expires
May 8, 2029



(seal)

Tennessee Certification of Electronic Document

I, Katelynn McAllister, 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 JUNE 18, 2025 (date of document).

Katelynn McAllister
Affiant Signature

6/27/2025
Date

State of PA

County of WASHINGTON

Sworn to and subscribed before me this 27th day of JUNE, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 2-6-2027

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Glenn Zary, Notary Public
Allegheny County
My commission expires February 6, 2027
Commission number 1432259
Member, Pennsylvania Association of Notaries