Prepared By
Name: Estate House Law, PLLC
Address: 1831 12th Ave S. #399
Nashville
State: TN Zip Code: 37203

After Recording, Mail Document To Owner/Responsible Taxpayer

Name: Nord and Dorothy Bathon
Address: 1709 Stokes Ln.
Nashville
State: TN Zip Code: 37215

Map and Parcel ID #: 117-07-0-138.00

Karen Johnson Davidson County
Batch# 1305821 DEEDQC
08/04/2025 01:36:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250804-0061590

Space Above This Line for Recorder's Use

TENNESSEE QUIT CLAIM DEED

STATE OF TENNESSEE
Davidson COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten Dollars ($ 10.00) in hand paid to a Nord GW Bathon and Dorothy A. Bathon, a married couple, (hereinafter known as the "Grantor(s)") hereby remise, release and forever quitclaim to Nord Bathon and Dorothy Bathon, Trustees of the Nord and Dorothy Bathon Revocable Living Trust dated July 22, 2025, and any amendments thereto, (hereinafter known as the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to-wit:

Legal Description Insert:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 107-A ON THE PLAN OF THE FINAL PLAT OF RESUBDIVISION OF LOT 107 NORTH PART OF NOEL'S SUBDIVISION OF WATKINS' GROVE, OF RECORD IN INSTRUMENT NUMBER 20130207-0012904, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING PART OF THE SAME PROPERTY CONVEYED TO LITTLE VILLAGE HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY WARRANTY DEED FROM ERIN O'HARA, MARRIED, OF RECORD IN INSTRUMENT NUMBER 20120806-0069831, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 3, 2012, AND RECORDED AUGUST 6, 2012.

A Scrivener's Affidavit (instrument 20130613-0060213) was filed on June 13, 2013, correcting the following paragraph from the deed (instrument 20130503-0044979) filed on April 26, 2013:

This conveyance is subject to 1) 2013 County Taxes 2) All matters of record in Instrument No. 20130207-0012904, Register's office for Davidson County Tennessee 3)Declaration of Easement Agreement with Covenants and Restrictions filed for record in Instrument No. 20130503-0044977, Register's Office for Davidson County, Tennessee 4)Any and all existing easements and restrictions as shown of record.

This is improved property known as 1709 Stokes Ln., Nashville, TN 37215

Being same property conveyed in Instrument 20130503-0044979

Grantor's Signature

Grantor's Signature

Dorothy Bathon
Grantor's Name

Nord Bathon
Grantor's Name

STATE OF TENNESSEE

COUNTY OF DAVIDSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dorothy Bathon and Nord Bathon whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, executed the same voluntarily on the day the same bears date.

Given under my hand this 22 day of July, 2025

KATHERINE STAUFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOVEMBER 8, 2027

Notary Public

My Commission Expires: 11/8/27

I/We hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $10.00.

Affiant

Affiant

STATE OF TENNESSEE

COUNTY OF DAVIDSON)

Subscribed and sworn to before me this 22 day of July, 2025

KATHERINE STAUFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOVEMBER 8, 2027

Notary Public
My Commission Expires: 11/8/27

Tennessee Certification of Electronic Document

I, Katherine Stauffer, 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 7/22/25 (date of document).

Affiant Signature

7/22/25
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 22 day of July, 2025

Notary's Signature

MY COMMISSION EXPIRES: 3-9-27

NOTARY'S SEAL

