Karen Johnson Davidson County
Batch# 1402626 DEEDQC
04/07/2026 12:49:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260407-0027921

QUITCLAIM DEED



STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF April, 2026.

Notary Public

MY COMMISSION EXPIRES: 11/2/26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 26-0044

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Frank Batson Homes, Inc.	NEW OWNER	Map: 08412007700
(NAME) 120 Donelson Pike, #101	(NAME)	
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

MICHAEL DEMING, MARRIED,

HEREINAFTER CALLED THE GRANTOR, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO

FRANK BATSON HOMES, INC.,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY INTEREST IN THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE LOCATED IN DAVIDSON COUNTY, TENNESSEE:

Land in Davidson County, Tennessee, being Lot No. 20, on the Plan of Nicholhurst, not of record, to which plan reference is hereby made for a more complete description, and described according to a survey by S.E. Davis, surveyor, November 24, 1945, and further described according to a survey by Campbell, McRae and Associates Surveying, Inc., 2424 21st Avenue South, Suite 201, Nashville, TN 37212, License Number 1673, dated April 27, 1999. Beginning on the easterly margin of Fairway Drive at a point 205.3 feet northerly from the northeast of said Fairway Drive and Selma Avenue, said point being the northwest corner of Lot No. 21 on the said unrecorded plat; thence with the northerly line of said Lot No. 21 and Lot No. 23 eastwardly 215.2 feet to a point in the westerly line of Lot No. 24 on said plan; thence with the westerly line of said lot northwardly 100 feet; thence north 86' 30" West 189.1 feet to the easterly margin on said Fairway Drive; thence with the easterly margin of said Drive, southwardly 103.7 feet to the beginning.

Being the same property conveyed to Michael Deming, married, by deed from Thomas W. Lawless, Appointed Receiver in the Case of Lori Eldridge vs. Ching F. Wong, Case No. 19-0180-I, of record in Instrument No. 20251106-0088485, dated October 30, 2025, Register's Office for said County.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This is improved property, known as 27 Fairway Dr., Nashville, TN 37214
(House No.) (Street) (P.O. Address) (City) (Postal Zip)

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 6th day of April, 2026.

Michael Deming

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Deming, 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 and official seal this 6th day of April, 2026.

My Commission Expires:

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certification of Recorded Documents

I, Anita Lester, 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 April 6, 2026.

(AFFIANT) – Anita Lester

April 6, 2026
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me April 6, 2026.

My commission expires: 11/2/28

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY