This instrument prepared by:
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

Karen Johnson Davidson County
Batch# 1415343 DEEDQC
05/04/2026 12:42:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260504-0039632

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
CMB Trust	Same	060 06 0 007.00
695 Womack Ln.		
Denmark, TN 38391		

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, Charity M. Batchelor ("**Grantor**"), does hereby assign, transfer, convey, and quitclaim all her interest in certain real estate in Davidson County, Tennessee, which is described below, unto Charity Mae Batchelor and Gerald Batchelor, Trustees of the CMB Trust, dated May 1, 2026, its successors and assigns. The real estate is described as follows:

Being Lot No. 115 on the Plan of Hillhurst Acres, Section 1, as of record in Book 2331, pages 50 and 51, Register's Office for Davidson County, Tennessee.

Said Lot No. 115 fronts 130 feet on the southwesterly side of Richmond Hill Drive and extends back 354.8 feet on the northwesterly line and 376.8 feet on the southeasterly line to a dead line measuring 235.5 feet thereon.

Being the same property conveyed to Caul J. Batchelor and wife, Charity M. Batchelor, from Richard Leonard Bowers and wife, Jessie Mae Bowers, by Warranty Deed of record in Book 4832, Pages 513-514, July 5, 1974, and recorded July 9, 1974, Register's Office for Davidson County, Tennessee.

Caul J. Batchelor predeceased his wife, Charity M. Batchelor, on January 24, 2016.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property.

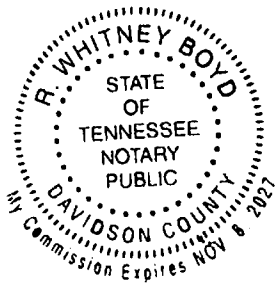
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The consideration for this conveyance, per T.C.A. 67-4-409, is $-0-.

Subscribed and sworn to before me this the 1st day of May, 2026.

Affiant _____

Notary Public _____ My Commission Expires:



This is improved property known as 3021 Richmond Hills Drive, Nashville, Tennessee 37207.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS my hand this the 1st day of May, 2026.

Charity M. Batchelor

Charity M. Batchelor, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charity M. Batchelor, Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this the 1st day of May, 2026.

_____

Notary Public My Commission Expires:



Certificate of Authenticity

I, R. Whitney Boyd, 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 May 1, 2026.

Date: 05/01/2026

R. Whitney Boyd

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me on May 1, 2026.

Notary Public: Lisa Woodruff

My Commission Expires:

LISA C. WOODRUFF
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires MAY 16, 2026