Karen Johnson Davidson County
Batch# 1456233 DEEDQC
08/06/2026 12:43:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260806-0072555

This Instrument Prepared By:
R. Colten Jones
100 Bluegrass Commons Blvd, Suite 2370
Hendersonville, Tennessee 37075
615.822.8822

QUITCLAIM DEED

Address New Owner(s)	**Send Tax Bills To:**	**Map & Parcel Number**
The Hermogenes and Amor Battad Revocable Trust Hermogenes and Amor Battad, Trustees 110 Kinwood Court Hendersonville, TN 37075	Same	Map 117-3-H Parcel 249.00 CO

FOR AND IN CONSIDERATION of other monetary consideration, we, Hermogenes P. D. Battad and Amor A. Battad, husband and wife, (the "Grantors"), do hereby quitclaim, transfer, and convey all our interest in and to the following described property to The Hermogenes and Amor Battad Revocable Trust (the "Grantee"), said property being a certain tract or parcel of land in Davidson County, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 249, Garage 86 and Storage Space 219 of the Enclave at Hillsboro Village, a Condominium Development, a Horizontal Property Regime, created under Tenn. Code Ann. § 66-27-101, et seq., as amended, and as established by a Master Deed of the Enclave at Hillsboro Village, a Condominium Development, of record in Instrument No. 20051005-0119789, as amended in Instrument No. 20060210-0016562 and Instrument No. 20060919-0116052, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed.

Being the same property conveyed to Hermogenes Battad and wife, Amor Battad, from United Properties Southwest – Nashville Enclave I, LLC, a Tennessee limited liability company, by deed dated September 9, 2014, of record as Instrument No. 20140915-0084381, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including but not limited to the following: (a) Master Deed and By-Laws contained in Instrument No. 20060210-0016562 and Instrument No. 20060919-0116052, said Register's Office; and (b) Charter of record in Instrument No. 20050926-0115605, re-recorded in Instrument No. 20050928-0116816, said Register's Office.

The above legal description is the same as that contained in the previous deed of record. This transfer is by quitclaim, and we make no warranties about the title. This deed is prepared on information provided by the Grantors, and no examination has been made by the Preparer.

This is improved property known as 2600 Hillsboro Pike, Apt. 249, Nashville, TN 37212.

IN TESTIMONY WHEREOF, Grantors have executed this deed on August 5, 2026.

HERMOGENES P. D. BATTAD

AMOR A. BATTAD

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me, Christina Baker, a Notary Public in and for said County and State, aforesaid, personally appeared Hermogenes P. D. Battad and Amor A. Battad, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Hendersonville, Sumner County, Tennessee this 5th day of August 2026.

NOTARY PUBLIC

My Commission Expires: 06.20.28

CHRISTINA BAKER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF SUMNER)

This instrument is exempt from any and all transfer taxes pursuant to TENN. CODE ANN. § 67-4-409(a)(1)(C)(vi), as a transfer from the Grantors to a revocable living trust created by Grantors, and valuation unto pursuant to TENN. CODE ANN. § 67-4-409(a)(1)(E).

Affiant

Sworn to and subscribed before me this 5th day of August 2026.

Notary Public

My Commission Expires: 06.20.28

CHRISTINA BAKER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

CERTIFICATE OF AUTHENTICITY

I, R. Colten Jones, 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 August 5, 2026.

R. Colten Jones

August 5, 2026
Date

STATE OF TENNESSEE

COUNTY OF SUMNER

Sworn to and subscribed before me this 5th day of August, 2026.

Notary's Signature

My Commission Expires: 06.20.28.

CHRISTINA BAKER
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY