Karen Johnson Davidson County
Batch# 1472060 DEEDQC
09/11/2026 03:31:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260911-0084717

Prepared by: Shelby Batson Parks, Attorney, BATSON NOLAN PLC, 105 Fifth Avenue West, #201, Springfield, Tennessee 37172, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

Pursuant to Tenn. Code Ann. § 66-24-121(a), the legal description is the same as in the previous deed of record.

WILLIAM A. BATSON, JR.

TO: QUITCLAIM DEED

WILLIAM A. BATSON, JR. AND NETTIE JEAN BATSON, CO-TRUSTEES WILLIAM A. BATSON, JR. AND NETTIE JEAN BATSON TENNESSEE COMMUNITY PROPERTY TRUST

THIS QUITCLAIM DEED OF REALTY, executed as of the 9th day of September, 2026, by Grantor, **WILLIAM A. BATSON, JR.**, a married person, individually, to Grantees, **WILLIAM A. BATSON, JR. AND NETTIE JEAN BATSON, CO-TRUSTEES OF THE WILLIAM A. BATSON, JR. AND NETTIE JEAN BATSON TENNESSEE COMMUNITY PROPERTY TRUST, dated September 2, 2026,** Witnesseth:

The Grantor does hereby quitclaim and convey unto Grantees, all of the Grantor's right, title and interest in and to certain real property situated in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of SECTION NUMBER 2, SHERRY HEIGHTS, of record in Plat (Pat) Book 2331, Page 69, Register's Office of said County. Said Lot No. 30 fronts 106.7 feet on the Easterly side of Port Drive and runs back between Lines, 318 feet on the Northerly line, which is a broken line, on which it measures 55.1 feet, and 304.7 feet on the Southerly line to a dead line in the rear.
>
> BEING the same property conveyed to Billy Batson by warranty deed from Sheila M. Carroll, Administratrix of The Estate of Mary Kathleen Carroll, dated August 26, 2026, recorded September 2, 2026, at 10:55 AM, appearing of record as Instrument No. 20260902-0081044, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to: (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.
>
> NETTIE JEAN BATSON joins in to convey any marital or inheritance rights she may have in the subject property.
>
> WILLIAM A. BATSON, JR. and BILLY BATSON are one in the same person.

IN WITNESS WHEREOF, Grantor has executed this deed as of the day written first herein.

William A Batson BY Nettie Jean Batson AIF

WILLIAM A. BATSON, JR., Grantor
By NETTIE JEAN BATSON, his duly appointed attorney-in-fact

STATE OF TENNESSEE)
)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County, **NETTIE JEAN BATSON**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument on behalf of **WILLIAM A. BATSON, JR.**, the within named bargainor, and who acknowledged that she executed the same as the free act and deed of **WILLIAM A. BATSON, JR.**, for the purposes therein contained.

Witness my hand and seal at office this the 9th day of September, 2026.

Affix Notary Seal



Shelby Parks
Notary Public
My Commission Expires:_____.

Nettie Jean Batson
NETTIE JEAN BATSON

STATE OF TENNESSEE)
)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid **NETTIE JEAN BATSON**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 9th day of September, 2026.

Affix Notary Seal



Shelby Parks
Notary Public
My Commission Expires:_____.

Property Owners Name And Mailing Address:

William A. Batson, Jr. and
Nettie Jean Batson, Co-Trustees
William A. Batson, Jr. and Nettie Jean Batson
Tennessee Community Property Trust
113 Golf Club Lane #1
Springfield, Tennessee 37172

Person or Entity Responsible for Payment of Property Taxes:

SAME/OWNERS

PROPERTY ADDRESS: 103 Port Drive, Madison, Tennessee 37115

MAP-PARCEL NO.: 042-10-0-019.00

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409 as a deed executed by a transferor of real estate to a revocable living trust created by the same transferor or by a spouse of the transferor.

Tennessee Certification of Electronic Document

I, CHRISTINA M. BARTEE, 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 September 9, 2026 (date of document).

Affiant Signature

September 9, 2026
Date

State of Tennessee

County of Robertson

Sworn to and subscribed before me this 9th day of September, 2026.

Notary's Signature

MY COMMISSION EXPIRES: May 16, 2029

NOTARY'S SEAL

